
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: Philip & Barbara Ransom

From:

Danewood
Combs Road
Combs
Chapel-en-le Frith

Phone:

Email:

Submission: Objection

Comments: Danewood

Combs Road

High Peak

SK23 9UW

2nd May 2025

Lawful development Certificate Requested in planning application HPK/2025/0047

Dear Sir/ Madam

We wish to object to the Lawful development Certificate Requested in planning application HPK/2025/0047 on the following grounds:

A proposed new access road is shown that crosses the area of local green space LGS6, as defined in the neighbourhood Plan before connecting with Combs Road. Combs Road is a narrow country lane, with national speed limit (60 mph). There is no pavement hence the road is used by pedestrians, ourselves included, as well as all other road users. The road at the proposed entry is curved with inadequate sighting and, on an incline, hence will be hazardous to existing traffic, pedestrians, as well as to those accessing and egressing the proposed development.

The local green space LGS6 adjoins the SSI surrounding Combs reservoir, and is a haven for wildlife, flora and fauna, and thus must be protected. Development of the local green spaces is opposed within the neighbourhood plan.

Combs valley is overlooked in all directions, and the proposed development will be clearly visible from Eccles Pike and Ladder Hill, thus adversely impacting the existing views and the special locality.

It should be noted that the application is misleading, giving the address as the Sailing Club, Combs Reservoir. This is incorrect.

Yours faithfully

Philip & Barbara Ransom

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