

From:
To:
Subject: HPK/2025/0047
Date: 28 April 2025 11:23:54

Dear Sir/Madam

Consultee, Combs Sailing Club.

With reference the above application for certificate of lawfulness, I would object on the basis of having been given insufficient time to fully consider the proposal.

Your letter, dated the 7th April was not received at our address until the 23rd April. The address quoted is incorrect, our postal address being Manchester Road, not Combs Road.

I do believe, however, that other consultees also received their letters at the same late time, suggesting a delay in posting from your end (Easter?).

Please confirm that the consultation time period will be reset.

If you are not prepared to bow to demand for such consultation reset, then please take this letter as our objection, on the basis that holiday homes, with constant turnover of guests will create unacceptable (and increased) pressure on the club and its facilities by unauthorised use of Combs reservoir and our adjacent club land.

We already experience considerable inconvenience and bad tempered behaviour from non- members making unsafe use of our facilities, without the certain likelihood of holidaymakers walking across the golf course, or other routes, to access our land, water and facilities.

In effect, our objections have not changed since the objection we lodged on the 2nd July 1986. Our reasons are all the more relevant with the recent increase in the public accessing our facilities with personal flotation devices (inflatable paddleboards and kayaks). On two occasions recently, members of the public have needed the Emergency Services to save their lives.

Although this objection is submitted in sufficient time (21 days from 7th April, plus two Bank Holidays, giving 30 April) I would still like the additional time I request to fully consider the proposal, on the basis that the original letter was not correctly served. A letter demanding action within a timescale of its date, must surely be posted on that date.

Regards

Robert Rawlinson

For Combs Sailing Club

Please reply by email and post.

Copy of our original letter of objection attached.

copy for your information.

ALM



THE COMBS SAILING CLUB

Sailing Ground: Combs Reservoir, Chapel-en-le-Frith

Please reply to: Mr. B. McClellan,
18 Fernwood,
MAPPLE BRIDGE,
Stockport.

2nd July 1986.

Director of Planning,
High Peak Borough Council,
Hayfield Road,
Chapel-en-le-Frith,
Via Stockport,
SK12 5QJ.

Dear Sir,

RE: PROPOSED DEVELOPMENT ADJACENT TO COMBS RESERVOIR

I refer to the application by Mr. W. Barrett for planning permission for a proposed holiday centre made on 27th May. It is not clear to me whether the application has been determined, but if not I shall be obliged if you will place this letter before your committee.

I have been asked to express the concern of the members of this club about the proposed development. Apart from the environmental damage that the proposals will cause, we are worried that the location of the proposed cabins would lead to unauthorised and uncontrolled access on to the reservoir by persons hiring the cabins.

The Club has rights to use the water for sailing and canoeing, and is anxious to ensure that the facility is properly managed, so as to avoid conflict between users and to maintain levels of safety. It would be beyond the club's resources to "police" the use of the water by unauthorised persons, and the proposed development suggests to us that people hiring the cabins will consider, even without encouragement, that the water is available for their unrestrained use.

We hope that your committee will agree that the consequences of the uncontrolled use of the water could be serious, and will view the application in this light.

