

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 May 2025 15:40:15

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: David Field

From:

Haylee Lane
Combs
Combs

Phone:

Email

Submission: Objection

Comments: Letter of Objection to the Certificate of Lawfulness (Planning Application HPK/2025/0047)

The certificate of lawfulness contains inaccuracies, incorrect location and address (Combs Sailing Club) and the omission of planning for 2, 5-bedroom properties and a warden's house. On this basis alone the Certificate of Lawfulness should be rejected.

In addition, the apparent commencement of work in the shape of an access road should be investigated to ascertain whether it meets the legal requirements to substantiate the initiation of development.

Since the original plans were proposed, the local area has changed substantially, and the Certificate of Lawfulness needs to be rejected on the following grounds;

1. Safety: Combs Road is a busy, narrow, winding country road used heavily by walkers, cyclists, and horse riders. There is no footpath.
2. Adjacent to a SSSI and an area rich in diversity of flora and fauna.
3. Nearby developments in the local area have placed further strain on local resources.
4. Visual scarring in an area of environmental sensitivity.

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