
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: Maurice and Valerie Mollart

From:

The Spinney
Cowlow Lane
Combs
High Peak
Derbyshire
SK23 9UX

Phone:

Email:

Submission: Objection

Comments: We object to the application for a Certificate of Lawfulness.

1: This certificate of lawfulness application relates applications (030011 and 033787) from over 30 years ago. Since then we have had a neighbourhood local plan 2013-2028 approved which negates the application in several areas. Policy H2 states smaller sites of fewer than 6 units would be supported but LGS6 is a green space not listed for building, it also does not comply with H3 Design Criteria.

2. Exit and egress is listed as Combs Lane this is incorrect and should be Combs Road.

3. Combs Sailing Club neither own nor occupy the land.

4. Traffic will be increased on an already poorly maintained road with poor visibility and access road currently has no exit onto Combs Road.

5. Increase of any traffic that may be directed by Satellite Navigation over Cowlow Lane towards Dove Holes and thus Buxton creates a lot more danger to walkers, horse riders and other road users. The road into Combs village and onwards is without pavements and is in poor condition. Parts are narrow with passing places only and poor vision.

6. The fact that the so called access road was started 30 years ago would it be in a satisfactory condition to pass planning standards now

7. Site LGS6 is listed as protected for wildlife, walking/recreation and tranquillity. None of these would be compliant with the Neighbourhood plan if approved.

8. Finally what facilities are within 15 minutes walk from this area of land that would reduce the use of cars

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