

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 June 2025 15:29:28

Application Reference No. : HPK/2025/0172

Site Address: Bridge End Market Street Hayfield Derbyshire SK22 2EW HIGH PEAK

Comments by: S Wyatt

From:

6 Chendre Close

Hayfield
High Peak
DBY
SK22 2PH

Submission: Neither

Comments: The alterations which have already taken place at this property have had a negative effect on the iconic picture-postcard view of the back of the Bear Pits cottages, which even features regularly on television house-search programmes, and have caused a great deal of concern from residents of the village. Decking has been put down which is incongruous both in its materials and in its appearance, and remains unfinished. Furthermore, the stone retaining wall beneath the decking has collapsed and fallen away, meaning there is no support for the decking underneath, which could easily collapse under the weight of people. There is ingress of water from the gap, which may well be affecting the foundations of the property. This can be clearly seen from the bridge. A timber fence which separates this property from next door is very high (too high?) and out-of-keeping in its materials, and although it allows privacy, appears to have caused next door's garden to become dark, enclosed and claustrophobic. The view from the bridge over the river is, quite frankly, of something which is not a professionally-designed construction and appears to have been done 'on the cheap'. I agree with another comment about the clear glass balustrade being totally out-of-keeping with the historic appearance, and I am surprised and concerned that the Conservation Officer does not appear to mention any of these issues in her comments, but merely reserves her report to the proposed staircase and doorway. These may well be what the planning application is for, but there is a bigger picture which needs to be considered, and which I refer to in my comments. While the proposed staircase and doorway may well 'match up' to neighbouring properties, the proposal to open a tea room in the incredibly cramped quarters of the former newsagents is little short of a pipe dream, despite the enthusiastic support of our local HPB councillor, particularly as the reason why other similar establishments in the village is because they have closed down due to lack of business and high running costs. The proposed staircase will be very expensive to have constructed, and one wonders if the proprietor is able to afford the work, since as a newsagents the business was not successful. If this venture fails, as it seems bound to do, then the village will continue to have no refreshment facilities available for the very many visitors. There is actually no answer to this problem, but it should not be attempted in such an unsympathetic way,

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