

From:
To:
Cc:
Subject: RE: HPK/2025/0084 - Environmental Health Consultation#
Date: 30 June 2025 16:23:36
Attachments: [image005.png](#)

Hi Pet

Further to our conversation. I can confirm that the recommendation for refusal is removed.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Pet Twigg <
Sent: 24 June 2025 20:52
To: EHealth Consultation
Cc: Planning (HPBC)
Subject: RE: HPK/2025/0084 - Environmental Health Consultation#
Importance: High
Hi Matt

I could really do with your further comments on me condition occupancy to family members and friends of the occupants of the house, not to be sub let on short or long terms – as this would introduce an agent of change, bringing additional receptors to the area in conflict with the established forest school. On this basis the annex is an ancillary annex associated with the main house, it is not a building to operate as an independent dwelling.

I need to write up this report and as it is a retrospective application the applicant has accepted that a restricted use is better than a refusal.

Regards

Pet Twigg – MRTPI, Director



Holmcroft, Townfield Lane, Tarvin, Cheshire CH3 8EG

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From: Pet Twigg
Sent: 23 June 2025 22:44
To: EHealth Consultation

Cc: Planning (HPBC)
Subject: RE: HPK/2025/0084 - Environmental Health Consultation#
Matthew

This is an ancillary annex which I will condition occupancy to family members and not to be sublet as an air b&b. So effectively not an agent of change as they live there already.

On this basis can you remove your objection?

Have the occupants of this property made complaints about the forest school?

Regards

Pet Twigg – MRTPI, Director



Holmcroft, Townfield Lane, Tarvin, Cheshire CH3 8EG

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From: EHealth Consultation
Sent: 18 June 2025 15:28
To: Planning (HPBC)
Cc: Pet Twigg
Subject: HPK/2025/0084 - Environmental Health Consultation#
Dear Planning

Application number	HPK/2025/0084	Application type	Full - MINOR
Site address	Lydiate Farm , Briargrove Road , Birch Vale , Derbyshire , SK22 1AY	Proposal	Retrospective application for conversion of Barn into a self contained annex to Lydiate Farm, including swimming pool and balcony at Lydiate Farm Briargrove Road, Birch Vale

REFUSAL OF THE APPLICATION IS RECOMMENDED

The council has previously received complaints about noise from the adjacent Shield Tree Wood Forest School (<https://beingoutdoorscic.org/>)

Whilst these complaints were not upheld, the proposals introduce an agent of change, bringing additional receptors to the area. It's suggested that the layout is revised to remove opening windows/doors and the balcony from the eastern elevation. Alternatively an acoustic fence may be considered, or the developer can submit a report to the LPA at application stage describing how the current land use (forest school) is to be protected (subject to written approval by the LPA).

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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