
From: planningcomments@highpeak.gov.uk
Sent: 15 October 2025 18:25
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0395 Site Address: Land Rear Of 102 Market Street Chapel-En-Le-Frith Derbyshire SK23 0HZ Comments by: John MacMillan

From:

29

South Head Drive
Chapel-en-le-Frith
HIGH PEAK
Derbyshire
SK23 0HU

Phone:

Email:

Submission: Objection

Comments: I am the owner and occupier of No. 29 South Head Drive which is adjacent to this development site.

Having acquired the freehold interest in the land to the rear of my property, in 2020 I applied for a change of use of the river banking from the original boundary of my back garden, down to the river itself (see application ref: HPK/2020/0176).

This application had to be amended at the request of the planning authority as any development (which was deemed to include using the wasteland as a domestic garden) is not permitted within 8m of the watercourse. As a result, permission was granted for my rear garden to be extended by a maximum of 3.5m so that the 8m 'wildlife corridor' could remain undeveloped.

In separate applications (ref; HPK/2014/0550, HPK/2014/0192) my neighbour at No. 27 South Head Drive was also refused permission to change the use of the land adjacent to the river for the purpose of a domestic garden.

It is apparent from the proposed site layout plans for this development that the land right adjacent to the river is to be used as a domestic garden for the residential properties.

With the precedent set that the land within 8m of the river must remain undeveloped in order to protect its status as a 'wildlife corridor', the plans should not be approved in their current form which show the gardens spanning the full width of the strip of land between the rear elevation of the houses up to the river.

I am not entirely opposed to the development of this land for residential purposes - especially given that the land has become overgrown, an eyesore to the public, and is causing further issues with shrubs and trees obstructing an adjacent footpath.

However, it does not appear feasible for the site to accommodate two detached residential units when taking account of the space required for gardens, driveways and access roads etc.

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