
From: [REDACTED]
Sent: 29 October 2025 16:47
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0376 Site Address: Old Dane Hey Lane End Combs Chapel-En-Le-Frith Derbyshire SK23 9UT Comments by: Mr P and Mrs B Ransom

From:
Danewood
Combs Road
Combs
Chapel-En-Le-Frith
Derbyshire
SK23 9UW

[REDACTED]
Submission: Neither
Comments: Planning Application HPK/2025/0376: Planning Portal Reference: PP-14364056

Old Dane Hey, Lane End, Combs , Chapel-En-Le-Frith , Derbyshire , SK23 9UT

Comments by Occupiers, Danewood, Combs SK23 9UW

Further to the letter from High Peak Planning, received on 22nd October 2025 regarding the above planning application.

Note the letter is dated 10th October 2025, and gives 21 days for comments to be made, and thus 12 days have been lost from the comment period due to the late delivery of the letter.

Note also that no notice has been displayed at the location or at the adjacent entrance way notifying the application.

We wish to make the following comments on the Planning Application:

Vehicle access to the property is via the roadway that runs from Combs Road to Danewood. Referring to the Land Registry Title number DY284658 Dated 27/08/2015 which states that we, the occupiers of Danewood have unhindered access rights along this roadway, subject to paying a fair contribution to maintaining and repairing the access road. This obligation has been met, as evidenced by the replacement of the two cattle grids and the pedestrian access gate plus other maintenance to the roadway and drainage thereto at our sole cost. We note that the Application for Planning Permission includes 2 vehicle parking spaces, clear of the roadway and we seek confirmation that these will be used by the occupants to ensure our unhindered access.

Regarding trees and hedges, we note that the Application for Planning Permission states that there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character. We wish to draw attention to the existing oak trees to the south of the boundary alongside the stream on our property as we understand protected trees. Thus, a tree survey may be required.

Regarding Biodiversity Conservation, we note that the breeding pair of Owls and the bats that previously occupied the derelict barn have departed since work commenced on site. We are pleased to see that provision for an owl nesting box and bat roosts has been made in the Planning Application and hope to see a return of both species in due course.

We note that the application is for a Self-build, and thus as per the Self-build and Custom Housebuilding Act 2015, Section 1 we understand that the completed property shall be occupied by the individual building the home. As such we understand and seek confirmation that the property could not be let to others, for example as an 'Airbnb' or rental.

We note that a Foul Sewage Package Treatment plant is proposed. This we assume will drain into the stream on our property, and thus details of and agreement of any pipework and excavation are requested.

Regarding Ownership Certificates and Agricultural Land Declaration, the applicant has responded 'no' to the 3 questions in the Application for Planning Permission. In particular the applicant states that they are unable to trace all the other owners/agricultural tenants, or to give the appropriate notice to one or more owner/agricultural tenant. We do not understand this as we believe the ownership of the land surrounding the site including the access roadway is clear. We as Occupiers own Danewood. The field in which the site sits, along with the access roadway are owned by the descendants of Richard Earnest Barratt (deceased), from whom the site was purchased, as per the deeds of conveyance dated 11th and 12th September, 1986, in our possession.

Planning, Design & Access, and Heritage Statement:

We note that the proposed conversion will be contained within the building's existing shell and footprint, and that the external appearance will be close to that of the original barn.

We note that the site is within Local Green Space area LGS6 which as residents we and the local community value highly. Policy C1 describes these spaces as demonstrably special and of particular local significance. We believe that development of the site over and above that necessary to undertake the proposed conversion is not to be allowed. The proposed conversion appears to meet the Landscape Charter criteria, in maintaining a simple, functional form.

However, we do believe that the development will have an impact on us as neighbour and to the area, contrary to the statement made in the impact assessment. There has been no occupation of the building for many years, there are no services to the building so there has been no activity (domestic activity around the building, lights on at night, visitors, domestic paraphernalia etc.), other than very occasional agricultural activity. We request that the proposal is revised to address this issue and provides mitigation to such impacts. These potential impacts include the requirement to always maintain access to our property as stated previously.

Regarding the Protected species, we do have photographic evidence of a breeding pair of owls nesting in the barn over the last 10 years that we have lived in Danewood, and we thus welcome the proposed provisions in the Protected Species & Biodiversity Net Gain section of the Statement.

We note mention is made of the existing mains electricity and water supplies to our property and seek assurance that any connections or alteration required by this development do not adversely affect our own supply. There is also a copper telephone cable connecting to our property and we seek assurance that this will not be affected by these works. Also details of any outlet to the proposed sewage treatment package are requested.

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