
From: [REDACTED]
Sent: 03 November 2025 19:49
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0394 Site Address: Stephanie Works Unnamed Road From Leaden Knowle To Tramway Track Chinley Derbyshire SK23 6BT High Peak Comments by: Barbara Ward

From:

6
Whitehall Terrace
Whitehough
Chinley
HIGH PEAK
SK23 6BS

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I would like to express my objections to the Planning Application as I feel there are significant issues associated with it in several areas:

Visual impact:

This will be significant for residents of Whitehall Terrace and the many visitors and walkers using the route to access the village and nearby walking trails. My property directly faces the front of the site of the proposed new building. The 2m increase in height and significantly more industrial look of it is in stark contrast to the existing low structure that could be taken to be just an office building, in addition the majority of the proposed building will be metal clad with large doors for goods delivery making it more visible from Whitehall Terrace and from the road.

I fail to see that the lower 1.6m of red brickwork will tie in with the look of Whitehall Terrace, all of which is stone built including stone roofs and walls.

Plans of the new building's elevations are unclear, particularly in understanding where the large goods doors will be located and what type of vehicles/machinery will be using them. However, the size of the doors would appear to indicate these will be sizable.

Impact on conservation area:

Although the factory lies outside the Chinley & Whitehough Conservation Area it is a prominent feature and directly borders it. The current buildings fronting the road are not overtly industrial compared with other parts of the site but the proposed design is expressly industrially styled.

I feel this will have a detrimental effect on the conservation area.

Traffic issues:

Traffic and parking issues already exist in the road and the immediate area. It does not appear there will be an increased number of parking spaces within the factory site which will exacerbate the issues further. During demolition and construction there will be no on-site parking in the vicinity of the new building which will further increase pressure on street parking for all.

However, my concerns are not just as a car user but also as a pedestrian walking to and from the station in the early morning and evening. This can be unnerving even when making best efforts to be visible and safe on a narrow road with a large lorry on its way to or from the factory or a series of workers' cars arriving/leaving around the same time and often at speed.

Noise issues:

I am already very aware of noise from the factory at various times during the night and in the early morning. This is from shift workers using the car park and fork lift trucks reversing within the site.

If future parking is to be located more at the front of the site this will lead to increased noise levels for residents when shifts change over.

The current building does not appear to be much in use, but the new building is clearly intended to be in more regular use which will also increase levels and types of noise from this part of the site.

Light pollution:

The addition of roof lights in the proposed building will add considerably to the light pollution already experienced with lights left on overnight in factory buildings around the site and in the lorry park. This is detrimental for human residents and also the local wildlife.

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