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Preferred method of contact

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Your ref no:

Please enter your enquiry details here

Good afternoon , With reference to your consultation Response for the application HPK/2025/0074/75.

We are direct neighbours to the proposed development and at present there is a weeping beech tree that sits in the front of the stables, it is proposed to make this area a parking area. Surely this will impact not only on our outlook but on the stables themselves. It is proposed to make car parking for 6 extra vehicles in the close proximity .

Can the area support this amount?

Will the tree at the rear of the stables be left alone or will it be felled like others around the stables have already been. Including a large Beech tree that was felled because it was "rotten", more like it was blocking the light from the new residence that was about to take place.

The Consultation Response Archaeology UK did say in their response "The CBA are also concerned about the impact the proposed scheme would have on the group value and shared setting of this and the four neighbouring Grade II listed buildings. The proposed site plan involves a wide dispersal of car parking which alongside the creation of domestic curtilages will impact the character and setting of all five listed buildings."

In fact they finished with
Recommendations

The CBA are not able to support this application due to inconsistencies between drawings as to what is being proposed. We further advise that harm to significance could and should be minimised through revisions based on the improved understanding of the site's significance, as detailed above. The character and shared setting of this group of listed buildings should be regarded as an important consideration to external landscaping. The requirements of NPPF paragraphs 212, 213 and 215 are not currently met. We believe your LPA's ability to meet the requirements of paragraph 208 is currently compromised.

In designing an appropriate scheme for the site, the CBA advise that any permissions granted in 2007 should not be viewed as extant but historic. The National Planning Policy Framework changed the planning decision-making criteria since 2012, whilst conservation philosophy has been radically altered since 2008. Harmful alterations to the building consented to in 2007 do not therefore set the bar for what could / should be granted LBC in 2025.

The CBA advise this application should be withdrawn and revised by the applicants or otherwise refused by your LPA.

Derbyshire highways also said "The application would have an unacceptable impact on highway safety and would present significant barriers in prioritising sustainable transport modes and does not

give priority first to pedestrian and cycle movements contrary to paragraphs 115, 116 and 117 of the NPPF. The application would also be contrary to policies S1 and CF6 in HPBC's Local Plan"

I await your response

Kind regards