
From: planningcomments@highpeak.gov.uk
Sent: 06 November 2025 21:24
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DET/2025/0020 Site Address: Whaley Bridge Bowling Club 43 Buxton Road Whaley Bridge Derbyshire SK23 7HX High Peak Comments by: Totton
From:

Buxton Road
Buxton Road
Whaley Bridge

Phone:

Email:

Submission: Neither

Comments: 'Application to determine if prior approval is required for a proposed installation of a very slim-line radio mast, 20 metres high (antenna centre-line mean height 21.3m), with a small and unobtrusive antenna configuration at the top, which has been well designed to blend into the existing street scene'

Thank you for the opportunity to comment on this application. These are my initial observations.

As far as I understand, new ground based masts under 30m require prior approval, or 25m in protected areas such as National Parks, National Landscapes, SSSI or Conservation Areas. The prior approval allows the local authority to assess the impact of the proposed development, including siting and appearance.

SITING

Whilst the proposed development is tucked into the north west corner of the bowling club car park, next to the park and the river Goyt, there appear are no drawings of imagery to show the proposed development in context, (beyond some trees indicated), or in many street scenes. A 21m mast could be visible from Reservoir Road, the memorial park, at the new reservoir (when it's finished), Buxton Road, Old Road and up towards the cricket club, at least. The proposed development could potentially be viewed from Conservation Areas, potentially viewed from The Peak District National Park. Drawings and sections in context could prove or disprove that.

Any proposed imagery should in context could also indicate the impact of the proposed development throughout seasons, when the trees cover may not hide the proposed development. That the proposed development will be hidden by trees is not robust planning rationale, in my opinion.

The proposed development is shown on the HPBC interactive plan as in the 2 & 3 flood zones. Will the River Goyt location affect the potential of flooding beneath the mast? Is there mitigation for potential flooding?

APPEARANCE

'a very slim-line radio mast, 20 metres high (antenna centre-line mean height 21.3m), with a small and unobtrusive antenna configuration at the top' appears subjective opinions. It may be unobtrusive elsewhere, but maybe not adjacent to a park, primary school and a mixed-use area, which is predominantly residential, close to the town centre.

'which has been well designed to blend into the existing street scene' . Is there criteria to prove the proposed development is 'well designed' or to show it 'blends in the street scene'? Whilst tucked near trees in the corner of the car park?

PRE APP ENGAGEMENT

The application shows that the pre app engagement was restricted to local councillors and the headmaster of Whaley Bridge primary school. It is not sure that this is before or during this determination application.

This determination application was only consulted the above mentioned, plus number 45 Buxton Road only. A more rigorous and probing pre application engagement should take place, to engage more of the broader community, on Buxton Road and throughout Whaley Bridge.

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