
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0201 Site Address: Charlesworth Stud Woodseats Lane Charlesworth Derbyshire SK13 5DR Glossop Comments by: Neil Wright

From:

Elizabeth Barn
Woodseats Lane
Charlesworth
Glossop
Derbyshire
SK13 5DR

Phone:

Email:

Submission: Objection

Comments: Our family home faces Charlesworth Stud and the access to our land and menage is opposite the entrance to Charlesworth Stud. The first issue that we are having is the increase in traffic on the lane. Even though this application has not yet been approved, the number of lessons have significantly increased since earlier this year. These have been noted as advised by Planning Enforcement. Currently Charlesworth Stud holds a Certificate of Lawfulness to provide 'no more than 12 lessons a month to visiting members of the public', this is clearly not being adhered to. To date the average number of lessons provided to visiting members of the public, that always arrive in vehicles, is between 70 and 85 per month. The majority of these lessons take place during weekends and evenings. This severely disrupts our recreational time at home in this small hamlet of residential properties.

The noise nuisance from instructors can be heard whilst we are in our garden, our menage and in our fields, even in our home if our windows are open. It seems that it is all we can hear, all weekend. Now that it is winter and the dark nights are here the menage lights, one of which does not have planning permission, shine directly at our property and illuminate our bedrooms.

The vehicles that arrive, constantly block the single track lane causing delays to residents. The vehicles also block our entrance on arrival whilst they wait for the newly automated gate to open. This gate is not set back from the highway in conjunction with the 2.4 metre ruling. There is only one automated gate on a keypad and one manual gate, this requires visitors to exit their vehicles whilst they are using the single track lane as a car park to access Charlesworth Stud, which is time consuming and dangerous. Most visitors find it very difficult to swing their vehicles into the entrance and often have to do a few manoeuvres.

To confirm, this is not the only traffic that arrives and leaves Charlesworth Stud as it is also a livery yard for people to keep their horses. These people come and go on a regular basis and also have their own riding lessons booked in. The yard has visits from delivery drivers for hay/bedding etc, farriers, vets and other instructors for livery people and horses.

We live in a small residential area that is accessed only by this single track lane which has minimal passing points. We ask that you please consider our comments when looking at this application. Charlesworth Stud are obviously not adhering to their current Certificate of Lawfulness and the question has to be asked, if 70 lessons a month were approved who would police this and would Charlesworth Stud continue not to adhere with their new numbers, this would basically provide no restriction. The restricted lessons were put in place for a reason when the Certificate of Lawfulness was granted. This residential area is exactly the same now as it was then, nothing has changed with the amount of properties and the people that would be affected by this application.

We were quite happy with the number of lessons taking place and activity at Charlesworth Stud when we moved here in 2018, however, there has been a marked increase in activity that is severely affecting our life as described above. We can also see that Charlesworth Parish Council have noted similar comments in order to preserve our peaceful hamlet of residential properties.

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