

Stubbins House  
Stubbins Lane  
Chinley  
High Peak  
SK23 6ED

Planning Applications  
PO BOX 136  
Buxton  
Derbyshire  
SK17 1AQ

January 30<sup>th</sup> 2026

## COMMENTS

**Planning Application:    HPK/2025/0452    Regularisation of patio landscaping works.**

Site Location: Barn Conversion (Unnamed Road from Stubbins Lane to Tithe Barn Farm, Chinley, Derbyshire, SK23 6ED)

The site is adjacent to Stubbins House, Stubbins Lane, Chinley

### 1. Planning Applications

There have been multiple planning applications relating to this site.

| Date           | Application Ref                                                                                                                                                                                                         | Decision/Comments                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| August 2017    | Planning Application: <b>HPK/2017/0476</b>                                                                                                                                                                              | Refused                                                                                                                                                             |
| December 2019  | Appeal: <b>APP/H1033/W/19/3231073</b>                                                                                                                                                                                   | Dismissed                                                                                                                                                           |
| 14 August 2020 | Planning Application <b>HPK/2020/0152</b><br>submitted by Mr & Mrs Rofer.<br><br>Proposed conversion of an existing (now disused) agricultural barn into a single dwelling, to include parking and private garden space | Approved on 14 August 2020<br><br>This application was not implemented because the original barn was demolished as concluded when the Enforcement team investigated |
| April 2022     | Planning Application: <b>HPK/2022/0159</b><br><br>Barn Conversion to 'Cottage' (?) Dwelling with single storey Rear Extension'                                                                                          | Withdrawn in August 2022                                                                                                                                            |
| June 2023      | Planning Proposal: <b>HPK/2023/0068</b><br><br>Erection of a former stone agricultural building to provide a residential dwelling                                                                                       | Objection: Chinley Parish Council<br>Objection: HP Planning Dept.<br>Objection: Thompson                                                                            |

| Date             | Application Ref                                                                                                                                                                                    | Decision/Comments                                                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  | (part retrospective)                                                                                                                                                                               | Refused: June 2023                                                                                                                                                                 |
| March 2024       | Planning Application: <b>HPK/2024/0276</b><br>Planning Application: <b>DOC/2024/0065</b><br><br><b>An extension to the Barn <u>did not</u> form part of either of these Planning Applications.</b> | Objections: Planning Dept.+ Objection: Thompson<br><br>Planning Consent with Conditions.<br>The barn is to rebuilt on the same footprint as the original barn.                     |
| July 2024        | Planning Application: <b>HPK/2024/0276</b><br><br>Variation of Condition 1: <b>HPK/2023/0541</b>                                                                                                   | HP Planning Dept:<br>Refused Consent 28 August 2024<br><br>Objection: Planning Dept.<br>Strong Objection: Thompson<br>Objection: Cllr A Benham<br>Strong Objection: Parish Council |
| 13 February 2025 | Planning Application: <b>HPK/2024/0463</b>                                                                                                                                                         | Consent<br>Application approved BUT with the removal of any rear decking.<br>A RED LINE BOUNDARY was clearly identified.                                                           |

**History and Context.** Consent for a barn conversion was given (HPK/2020/0152) on the basis that there would be no additional extensions or ancillary buildings.

Since then, the planning process has attempted to preserve some elements of a 17 century threshing barn...to no avail. Works on the barn have repeatedly breached planning consents eg the barn was completely demolished in 2022. A rebuild was allowed on the same footprint but a large extension was also built in 2022, without consent.

Conditions attached to a previous planning consent (**HPK/2024/0463**) have not been actioned eg ‘ Prior to first occupation of the development, any associated groundworks undertaken outside of the red edge shown on the approved location plan shall be removed and the land restored to its original state.’

This is in relation to Imported rubble and soil. No remedial work has been undertaken.

The Tree Report which accompanies this application also notes non-compliance .The report states....’This site was subject to a previous planning approval, which was granted subject to conditions including adherence to clearly defined tree protection measures. Those tree protection measures were not adhered to, such that the rooting areas of the four surveyed trees have been driven over, scraped, and laden with significant quantities of piled stone and other stored materials. This will have caused compaction to the rooting area soils beneath.

The current works ie a raised concrete deck is also contrary to the Planning Departments’ own guidance and decisions. See **HPK/2024/0463. Delegated Decision Report 19/12/2024** . The application was approved but it specifically removed any rear decking. The Curtilage was redrawn to the correct Red Line Boundary. Building works at the site have continually extended the southern boundary onto/over the Green Belt /Agricultural land.

## **Current Application HPK /2025/0452**

### **The Application Form itself is inaccurate.**

Questions on the Application form:

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Will the proposal increase the flood risk elsewhere?

Can the site be seen from a public road, public footpath, bridleway or other public land?

Each Answer =No    Each answer is incorrect

There is an ancient water trough clearly marked on the site plan .It is opposite the entrance to this barn ! The trough collects water from the hillside, drains under the lane and exits onto this property as a stream, which feeds a pond in the Nature Reserve. The applicant has changed the course of this stream but it is clearly on this site.

The extensive flagging has increased the water collection on Stubbins Lane which was already poorly drained.

Visibility. The raised concrete deck which has been built is clearly visible both from Stubbins Lane (public) and the adjacent Nature Reserve. The reason the concrete deck is so visible is because it is raised 2 foot above ground level and virtually at the height of the surrounding dry stone walls.

Balustrades ( not yet installed of course ) will contribute further to the deleterious visual impact. This is all on Green Belt and agricultural land. See **Photo 1** View from Chinley Nature Reserve

### **2.) Raised CONCRETE DECK**

As noted above, building works at the site have continually extended the southern boundary onto/over the Green Belt /Agricultural land.

First the extension was built on agricultural land, and on land that had been defined as 'Curtilage' by the Planning Department. The concrete Deck is a further intrusion onto and over Green Belt and agricultural land. It has been built beyond the **RED LINE** Boundary.

**The Planning Consent supported an incursion to the cartilage /Red Line boundary to allow for steps down from the extension to ground level.** The level of the land falls away...as it does for the terraced cottages alongside the barn. The terraced cottages each have 3/4 steps down from the house to the garden area.

The concrete deck has been built 2 foot above the ground level and virtually at the height of the surrounding dry stone walls. Balustrades etc will add further height and intrusion. See **Photo 2** showing the deck construction with significant concrete supports.

The deck is ugly, extensive and completely at odds with this rural location. It is clearly visible both from Stubbins Lane (public) and the adjacent Nature Reserve.. The decking continues right up to and almost at the height of our stone boundary wall. This is clearly seen in **Photo 1**. When complete with balustrades it will completely overshadow our garden. It will cause unacceptable visual intrusion, overlooking, overbearing noise and light pollution. **Photo 3**

**There is no reason whatsoever for this barn to have an elevated concrete deck. The flagging can be laid at ground level as advised by the Planning Department.**

**We object to this application in the strongest possible terms.**

We appreciate your consideration of these comments.

Yours faithfully,

Jeannette and Philip Thompson

Photos ( October 2025 )

**Photo 1** Visibility : View from Chinley Nature Reserve



## Photo 2

Construction of deck with concrete supports



## Photo 3

View from Stubbins House shows the height of the concrete deck level with the boundary wall.

