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From: planningcomments@highpeak.gov.uk
Sent: 30 March 2026 12:02
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0118 Site Address: LAND ADJACENT ELIZABETH BARN Woodseats Lane
Charlesworth Derbyshire SK13 5DR GLOSSOP Comments by: Mr S R Barlow

From:

The Green
Woodseats Lane
Charlesworth
Glossop
Derbyshire
SK13 5DR

[REDACTED]

Submission: Neither

Comments: There are a number of inaccuracies, omissions, queries and statement errors within this submission that need to be addressed. It is strange that the title of the submission is 'Retention of Stables & Hardstanding' when in reality it is a Retrospective Application for HPBC Approval for most of the Project's work that has already been completed and incorrectly referenced as 'Existing'. It should be noted that The Project under consideration actually included the roadways to it that are incorrectly shown in red on the Site Plan and the Existing Plan and it was the start of construction of these new roadway sections that prompted me to ask HPBC Planning if a Planning Application had been submitted or necessary - the concrete plinth construction followed immediately after the new roadway foundations to it were deemed adequate to take heavy vehicles. The Site Plan and Existing Plan should omit those roadway aspects and show green belt land there as the road constructions (parallel to the Pond / Reed Bed / Septic Tank) were started in late December 2025 as part of this submitted project and they should also show that the 'Lower Pond' water level and the associated Reed Bed were still connected to the 'Upper Pond' as part of an open-water-gully 'over-flow' route, along with the liquid discharge from the associated Septic Tank that still discharges into the Reed Bed now. The Septic Tank is owned and used by The Green and Woodside properties. The existing Site Plan also shows the 'Upper Pond' as being the relatively small existing addition that the landowner introduced into his previously 'untouched' field in circa 2019 and that work also required a Retrospective Planning Application for its implementation to HPBC, but the reality now is that the Pond is physically at least twice the size as it is now drawn. It should also be noted that the Upper Pond construction absorbed the pre-existing drainage gully running from the Reed Bed / Lower Pond onwards through the field and onwards down to the River below and thereby it should / could confirm that the Lower Pond continued to discharge directly into the New Upper Pond and as such it effectively maintained the EA Legal Compliance discharge route for the existing Septic Tank effluent. The current Site and Existing Plan depict that the two ponds were never physically connected but the reality is that this new Project filled that physical water connection between the 2 ponds with tons of gravel and now there is a grassed passageway between them that now facilitates a complete vehicular route all the way around the large Upper Pond. The question I have previously raised with HPBC Planning is 'where does our Septic Tank / Reed Bed / Pond water overflow now go to and does it maintain EA Legal compliance?'. I expected this application to answer that question, but it has effectively been hidden by an incorrect Site Plan and Existing Plan submission. Maybe the outstanding answer to my question will now be addressed. I have no objections to the fundamental basis of this application but it should not be able to ride roughshod over the essential veracity of the information that is provided and its impacts on associated parties - particularly the EA Compliance issue.

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