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From: planningcomments@highpeak.gov.uk
Sent: 07 April 2026 21:18
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : DET/2026/0004 Site Address: 5 Post Office Green Lane Chinley Derbyshire SK23 6AA
HIGH PEAK Comments by: Dale Carroll

From:

3
Green Lane
Chinley
High Peak
Derbyshire
SK23 6AA

Phone [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: To: Development Management (Planning)

High Peak Borough Council

Re: DET/2026/0004 & Prior Approval (Change of Use)

Site Address: 5 Post Office, Green Lane, Chinley, Derbyshire, SK23 6AA

From:

Dale Carroll

3 Green Lane

Chinley

Derbyshire

SK23 6AA

1. Introduction

I write to object to the above application for prior approval on the grounds that the proposed change of use introduces a noise sensitive residential use into a location which has been repeatedly identified by the applicant themselves as being subject to significant noise, disturbance and operational impacts arising from surrounding commercial premises.

The proposal conflicts with the objectives of the High Peak Local Plan (2016), particularly Policies EQ6, EQ10 and CF3, and creates a foreseeable risk of future amenity conflict and inefficient use of Local Authority resources.

2. Conflict with Policy EQ6 & Design and Place Making (Residential Amenity)

Policy EQ6 requires development to respect the amenity of existing and future occupiers and to ensure that development does not result in unacceptable living conditions due to noise, disturbance or poor environmental quality.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In contrast, this application would relocate habitable residential accommodation to a position directly between two active commercial properties, materially increasing the likelihood and severity of noise impact. This is fundamentally inconsistent with the applicant's own stated concerns and experiences and is contrary to the amenity protection objectives of Policy EQ6.

Without demonstrable mitigation, the proposal fails to secure acceptable living conditions for future occupiers.

3. Policy EQ10 & Pollution Control (Noise and Vibration)

Policy EQ10 requires development to prevent unacceptable impacts arising from pollution, including noise and vibration.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Should the Local Planning Authority consider approval, it is essential that Environmental Health are formally consulted and that stringent conditions be imposed requiring:

A full acoustic impact assessment appropriate to the site context;

Enhanced internal sound insulation and vibration control;

A ventilation strategy allowing windows to remain closed while maintaining acceptable internal amenity.

Such measures are necessary not only to protect future residents but also to prevent predictable future complaints, investigations and enforcement action, ensuring compliance with Policy EQ10 and protecting Local Authority resources.

4. Parking Considerations & Limited Weight to Applicant's Claim

The applicant asserts that conversion to residential use would reduce parking pressure in the area. [REDACTED]

Accordingly, limited weight should be given to this aspect of the justification unless supported by objective evidence.

5. Conflict with Policy CF3 & Community Facilities

Policy CF3 seeks to protect community facilities and services where they contribute positively to local sustainability.

The proposed change of use would result in the loss of a commercial unit within the village, reducing opportunities for local businesses and services. This diminishes the vitality of the local centre and forces residents to travel further for everyday needs, increasing car dependency and generating a negative environmental impact.

Importantly, the applicant has not demonstrated that:

The premises has been properly marketed for commercial lease or rental;

There is no demand from local businesses; or

The use is genuinely unviable as commercial space.

In the absence of such evidence, the loss of commercial floorspace conflicts with Policy CF3 and sustainable development objectives.

6. Conclusion

In summary, the proposal:

[REDACTED]

Introduces residential accommodation into a location identified by the applicant as noise affected;

Fails to demonstrate compliance with Policies EQ6 and EQ10 without significant mitigation;

Relies on unsupported claims regarding parking benefit; and

Results in unjustified loss of commercial space contrary to Policy CF3.

For these reasons, I respectfully request that prior approval be refused, or alternatively that any approval be subject to robust Environmental Health conditions, particularly in respect of acoustic mitigation and internal amenity protection.

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