

[REDACTED]

From: [REDACTED]
Sent: 15 April 2026 17:18
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0127 Site Address: Moor Edge New Mills Road Birch Vale Derbyshire SK22
1BX High Peak Comments by: Anna Mokrzycka

From:
89
New Mills Road
Birch Vale
High Peak

[REDACTED]
[REDACTED]
Submission: Objection

Comments: With regard to planning application reference HPK/2026/0127, I wish to formally object to this application based on the following points:

The application is a clear attempt to compromise the HPBC decision regarding refused application from Mr. Polley under HPK/2025/0254.

The application is made on the basis that the last established lawful use of the building was as a

single dwelling house, and that use has not been abandoned. This is not true and there is no evidence of separate postal address, council tax or utility bills. The entire case is build on one word from a document from 54 year ago (!) which is not even attached. Many of our neighbours lived here for over 40 years and none of them recall it being used as a residential property (although apparently it was a nice hang out spot for local youths). I've lived here for almost 8 years now and the outbuilding was always in state of physical decay and barely suitable to use as a storage.

This outbuilding referred to as a "bungalow" is in no shape other than to be demolished as it suffered decades of neglect. Furthermore, there are still exactly the same concern points in regard to this application as we had to the previous application (HPK2025/0254) including impact on neighboring properties, ground stability, dangerous access to the development site, traffic, parking, noise and light pollution. It's important to remember that there is still impact on protected trees even if this derelict outbuilding is going to be rebuild.

I understand the willingness of the applicant to sort out this structure which is an eyesore. However, if permission is given to build there a residential property, there should be legally binding terms applied to ensure that the building is rebuilt exactly within the same building plan - upwards and outwards with no future changes to be granted.

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