

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 20 April 2026 01:28  
**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: Dawn Fox-Davies

From:  
Chinley Lodge, Apartment 2  
1 Green Lane,  
Chinley  
High Peak  
Derbyshire  
SK23 6BR

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I wish to object to the planning application on the following grounds: that it is contrary to Policies CF1, E1 and EQ7 of the High Peak Local Plan -

1) There has not been a planning notice displayed to inform the public of the intended planning application.

I use this section of Green Lane 4 or 5 times per week, including visiting the Pharmacy next door to the Post Office building, and I have not encountered a display of the notice of a planning application at any time over the past 4 weeks. I only found out about the application by word of mouth.

2) The planned changes means that Chinley village centre will suffer harm to its vitality, contravening EQ7 of the High Peak Local Plan.

The Post Office is one of 4 retail premises in a terrace which bring a focus to the economic environment of the village. The closure of the retail premises at the Post Office is already having a noticeable impact on the usage of Green Lane at this location which further impacts the adjacent businesses. Fewer pedestrians in the daytime; less opportunity to make the village the focus of daily life for both young families and older residents; less opportunity for visitors such as walkers, cyclists and holidaymakers to contribute to the economic well being of the village.

3) Specifically relating to the function of the premises as a Post Office, the loss of this vital community facility contravenes Policy CF1 of the High Peak Local Plan.

The Post Office only closed around 5 months ago and there is still the opportunity to reinstate it, which I suggest is a necessary step to attempt (I have seen no attempts to offer the premises for rent as a post office or for any other retail function). The impact of the loss of this facility is beyond the closure of a shop, for example: if you are not a driver it isn't possible to send Christmas or Birthday cards abroad or send parcels - reducing social contact - as it would entail a two bus journey in each direction for Chapel-en-le-Frith (often a 4 hour excursion) or risk being stranded at Horwich End (Whaley Bridge) as the bus loops through in a very short time span.

No longer having a Sub Post Master also reduces the access to information and advice, the ability to conduct many banking functions, to obtain and bank cash, and conduct many government activities when unable to do so online. The Post Office in Green Lane was a vital hub.

4) This building is a central feature of the conservation area of the village.

Retaining the physical frontage is only the most rudimentary adherence to the requirements of the plan. The physical frontage is intact right now, but the overall impact is of a dead space, lacking its purpose.

Chinley is at a delicate stage in its continued development, it has a growing population which needs supporting infrastructure to be maintained to continue to provide a thriving core attractive to residents and visitors alike.

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