

[REDACTED]

From: Stuart Talbot
Sent: 27 May 2026 09:22
To: Planning (HPBC)
Subject: FW: HPK/2025/0104, Woodcock View, Charlesworth

[REDACTED]

Good morning,

Please could Cllr Bell's comments be shown on the public access portal?

Many thanks,

Stuart Talbot

Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Mob: [REDACTED] |

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From: Pauline Bell (Cllr)
Sent: 23 April 2025 16:10
To: Stuart Talbot
Subject: HPK/2025/0104, Woodcock View, Charlesworth

Dear Stuart Talbot

Re Planning Application, HPK/2025/0104, Woodcock View, Charlesworth

I'm very concerned, as are many Charlesworth residents, about the scale of the above application and the impact it will have on the conservation area, greenbelt, residents of Chapel Brow, Top Chapel and those visiting or passing through the village.

Woodcock View currently is not very sympathetic to the area; it's a modern build amongst original stone farmhouses and barn conversions. No one would object to it being remodelled and possibly extended if it became more in keeping with the surroundings.

However, this application is completely out of scale with the existing properties. The rear would be extended by more than 10 metres, which along with the extra drive and parking, would consume almost all the garden. The roof ridge would increase by 1.5 metres. The raised, glazed living space on top the gym would invade the privacy of all the neighbouring properties. The new garage, to be built at the side, with roof top garden, would likewise invade the privacy of those below.

It is not just the neighbours who would suffer if this application is approved. The views from Top Chapel and the Chapel Brow would be blighted. The Planning Statement, page 4, has photograph of the existing view looking up Chapel Brow, you can clearly see, on the left of the property, green fields on the horizon. However, in the proposed view, the horizon is blocked by the side garage and rear extensions. The sense of entering open countryside has been completely lost.

Woodcock View is bordered by greenbelt and a conservation area; this application appears to ignore the importance of both. It is the first building (after Top Chapel) that is seen on leaving and entering the village. A sympathetic and in scale remodelling would be welcomed but what is proposed is overpowering.

Please let me know your views as the case officer, you can call me on the number below.

Kind regards
Pauline

Cllr Pauline Bell

*High Peak Borough Councillor, St John's Ward
Charlesworth, Chisworth, Chunal and Derbyshire Level*

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