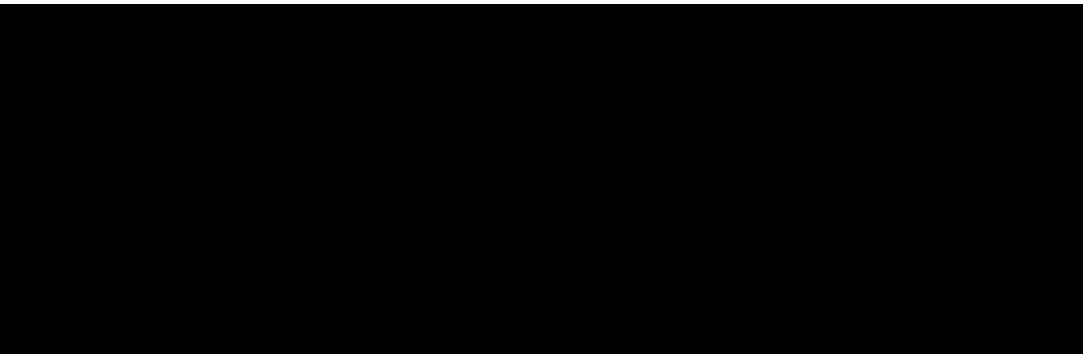
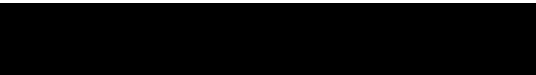




Application Reference No. : HPK/2026/0079 Site Address: LAND ADJOINING CEMETERY HOUSE Cemetery Road
Glossop Derbyshire Comments by: Robert LeeN/a

From:

Quarry Hill
CORNHILL
Banff
CORNHILL
Aberdeenshire
AB45 2AS



Submission: Objection

Comments: I write in connection to the retrospective planning application (HPK/2026/0079) on land adjacent to Cemetery Road, Glossop, Derbyshire. I would be grateful if the planers responsible for making a decision take into consideration a list of additional objections listed below in addition to those that I have raised previously.

1). Planning consent is required to change the use of the land from agricultural use to equestrian under the 'change of use' section on the 1990 planning act. I note that there is no reference to such request and as the land is currently designated as agricultural it requires a change in use to be able to stable horses.

2). With reference to the scale plans submitted to support the retrospective planning application, I draw to the attention of planers the reduction in privacy to the adjacent domestic dwelling in the cemetery and significant reduction in privacy of users of the cemetery whilst paying their respects to lost relatives.

3). In relation to animal husbandry, with the greatest respects flies are attracted to horses and this will have significant adverse effects of those living in the dwelling house within the cemetery grounds and users of the cemetery. The dust created from stabling of horses will also lead to negative effects on users of the cemetery.

4). In relation to animal husbandry, it is not uncommon to use a significant amount of rat poison and other vermin reduction measures around horses. There is a high potential that both domestic and native animals (foxes and badgers etc) could consume this poison if not correct administered or controlled correctly.

5). There are a significant number of stables which have been built. As a rule of thumb each horse requires approximately 1.5 acres of land. On this basis the area is significantly less than the total given the number of horses.

I.e multiply the number of horses by 1.5 and the area required is greater than the plot of land planning permission is being sought for.

6). Equestrian safety on cemetery road is an issue, with temporary signs having been displayed on cemetery road requesting road users to slow down for horses. The fact that this sign has been displayed at all indicates a potential equestrian safety issue and draws attention to the volume and speed of traffic along this stretch of road which includes a sharp blind bend at the cemetery entrance

7). From the submitted plans it appears that the hardstanding is built in close proximity to the boundary wall and house within the cemetery (please refer to plans) and trees. The construction of the hard standing should not have been so close to the tree roots of these mature trees. This has the potential to cause significant issues.

8). Commercial stables are required to seek full planning permission and a DEFRA license; I also note that there is no mention of this within the application or intention to seek a license. A full traffic assessment is also required for commercial stables to meet DEFRA license requirements. No mention of this appears in the planning application. In addition, commercial stables have to comply with 1974 health and safety at work act and it's difficult to ascertain from the plans how this requirement is or could be met based on the available information.

9). The stables that have been built are NOT mobile. If they were then there would be no requirement for the newly constructed hard standing. What is the point of building a hard standing for stables that are supposed to be mobile? Surely the hardstanding is to form a permanent base of the newly constructed stables. I also note with interest that each of the stables contains attachment pad eyes on each corner which are designed to stake the stables to the ground on each corner. Indeed, if the stables are mobile then there would be no requirement for pad eyes on each corner.

10). The stables are not in my opinion in keeping with historic nature of the area or any of the listed buildings and structures within the cemetery.

11). I site a recent reference to Chorley Councils planers in which they quoted a minimum distance between stables and the nearest dwelling house of 30m. Ideally this should be 50m or greater given general guidance issued by a number of leading authorities in this area. Clearly this advice has not been adopted in the siting of the stables in close proximity to the existing dwelling house within the cemetery

For the reasons outlined above, I do not believe that the interests of the public are best served by allowing retrospective planning to be granted for this application.

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