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From: planningcomments@highpeak.gov.uk
Sent: 07 July 2026 07:40
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0234 Site Address: LAND REAR OF 44 TO 46 TOWN LANE CHARLESWORTH
DERBYSHIRE Comments by: Susan Jenkins

From:

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Chapel Brow
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Submission: Objection

Comments: Planning Application HPK/2026/0234

Application Site: Land Rear of 44&46 Town Lane, Fronting Chapel Brow, Charlesworth, SK13 5HQ

Objector: Chapel Barn

Submitted to: High Peak Borough Council & Charlesworth Parish Council

This represents a formal objection to this planning application

The proposed development would lie on a sheep-grazed greenfield sight abutting the Charlesworth Conservation area. The heritage value of the site has been acknowledged. The public footpath running below the lower graveyard wall of Top Chapel is well walked and historically has given magnificent views. The latest house built close to this proposal by the same applicant already sticks out like a 'sore-thumb' being especially noticeable because of the slope of the land and the surroundings and its building materials which are not sympathetic to the setting & another large new building would be even more detrimental to this heritage landscape. The photo 'from the church' is a poor representation of this. Furthermore, the street scene CGIs do not accurately represent the road view which would arise & indeed it is difficult to believe that these are supposed to represent footage onto Chapel Brow. The true picture would be to the detriment of Upper Charlesworth Conservation area including Chapel Brow and adjacent properties (on Chapel Brow and Town Lane) and would create a traffic hazard.

However, there are many more reasons to reject the Application which omits to mention several crucial factors including:

• Data regarding proximity to, and impact on, Rose Cottage and Freshwater Cottage from privacy and structural perspectives is missing. The topography of the site (steep sloping green-field and a construction requiring major excavation est. 440 cubic metres (equating to the removal of >800 tonnes of soil and rock), magnifies any impact. This missing information is crucial and undermines the validity of the Application. As does the absence of a construction plan indicating how this vast amount of material will be removed from the site.

¿ Whether proximity data re Town Lane properties was generated using AI ¿ if so, has this been validated for this topography? AI in such circumstances might be very misleading if it did not fully account for the topography.

¿ Clarity re ¿fronting on Chapel Brow¿ ¿ will this add to the congestion and permanently erase the heritage stone wall facing Freshwater Cottage? There is no impact assessment of this on the congestion, traffic and safety of road users (including pedestrians).

¿ Means of connecting to the foul sewage system ¿ this needs to be investigated and specified. No data is provided in the Application.

Absence of an assessment by United Utilities (UU) re

¿ Water supply capacity assessment: this is vital given likely impact on the existing precarious water pressure supply on Chapel Brow. United Utilities is aware of the supply issues to the existing properties on Chapel Brow. Any request for assessment by UU (or another authorised qualified independent body) needs to ensure that they are aware of the geographical relationship of this proposed dwelling to Chapel Brow and thus the impact it may have on the water pressure to existing properties on Chapel Brow. This needs to be fully assessed and the likelihood of a detrimental effect on uphill properties including the grade 2 listed Charlesworth Independent Chapel (whose water supply is needed for flushing of toilets, food and drink preparation and provision etc). An impact assessment should be completed and its findings specified in full as part of the Application.

Failure to meet requirements of the High_Peak_Annual_Report_2022-23 which includes the statements:

The way to look after our environment:

ه Increase tree cover and improve nature

ه Protect and extend the existing green infra-structure

ه Reduce the risk from flooding¿

And

ه ¿Help change to occur¿ by considering climate change in all council decisions and policies.

None of these requirements would be met. Rather the planned development would impact negatively on the biodiversity and the environment by reducing existing green infra-structure. Removal of areas of scrub in the envelope and vicinity of the proposed development has already occurred ¿ scrub/ thicket/saplings which hosted caterpillars & nesting birds and other wildlife ¿ this proposal would further damage nature.

Failure to state purpose and responsibility re repairing damaged stone walls

¿ The ¿damaged¿ heritage stone walls include that lying alongside Chapel Brow & lying within the Conservation area - this was predominantly caused by deliberate means in order to afford construction access by the same applicant for building purposes ¿ thus, is there not an existing obligation to repair/ reinstate this? The other walls needing repair include a gap reflecting a missing livestock gate ¿ presumably the true intention is to prevent livestock (sheep) access to the building site ¿ an area of pastureland these sheep currently graze.

¿ There is no structural assessment of the impact of the proposals on the stability of the remaining stone walls, and no Structural assessment of the risk of substantial excavations close to them affecting their foundations and those of adjacent properties and of Chapel Brow road.

Precise details of construction materials ¿ external materials are proposed to be ¿stone¿ and slate¿ this is not precise enough given the heritage setting. The CGIs ¿ seem to imply random gritstone construction of the exterior walls, but the application has not specified this ¿ thus the CGIs are likely misleading.

Absence of a Management plan regarding the construction traffic

The construction traffic would cause considerable problems for Chapel Brow, Monks Road, Town Lane. Heavy Goods Vehicles bringing building materials and those taking away the massive amount of excavated soil, rocks etc would impact on the road surface and exacerbate existing recurrent potholes and abrasions in the tarmac (this has already been observed with recent building). Such vehicles typically need turning space ¿ none is illustrated. There is no suitable public road turning space on Chapel Brow /Monks Road ¿ any approval should take this into account. It is unacceptable for these construction vehicles to turn using private drives (including the Chapel Car Park) without permission, as has occurred with recent construction. During wintry weather the V section of Chapel Brow where the site would be accessed is subject to snow and icing and is not routinely gritted (the other part of the V is wider and is gritted and snow-ploughed in ice/snow conditions. The chance of slippage and damage especially to Freshwater Cottage boundary wall is significant. Pedestrians, horse-riders and cyclists often use this narrow V rather than the wider one as it can be quieter and safer ¿ they would be vulnerable to harm if Construction traffic was turning in /out as sightlines for turning traffic would be very limited. No highways assessment is provided nor costings for repairing likely road damage caused by construction traffic.

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