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Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2026/0141 Site Address: Land At Miry Meadow Chapel-En-Le-Frith Derbyshire SK23 9RU Comments by: Dawn Waldron

From:

24 and 30
Miry Meadow
Chapel en le Frith
Chapel En Le Frith
High Peak
SK23 9RU

Phone:

Email:

Submission: Objection

Comments: Planning Application HPK/2026/0141 Proposed development of 24 dwellings on land at Miry Meadow, Chapel-en-le-Frith am writing as the landlord and owner of two residential flats located on Miry Meadow to formally object to the above planning application. As a preliminary matter, I request that the Planning Officer and committee accept this representation despite its submission at this stage in the process. As a non-resident owner, I do not receive standard localized neighbour notifications and have only just been alerted to this application. Given that my properties will be heavily impacted, I trust that these material planning considerations will be fully reviewed. I note from the planning portal that my deep concerns directly mirror the existing consensus of the community, which has already highlighted grave anxieties regarding the unadopted road, its advanced state of disrepair, and the existing potholes. My primary objection relates to the severe, unmitigated impact that construction and increased residential traffic will have on this fragile access road. Miry Meadow is a private, unadopted highway serving roughly 30 existing properties, comprising a mix of freehold houses and leasehold flats. Because the road is unadopted, the legal and financial liability for its maintenance falls entirely upon the property owners. As a landlord on this estate, any accelerated damage to the infrastructure directly impacts my property values, my tenants' safety, and my financial liabilities via estate service charges. The road is already in a state of advanced structural disrepair. It was never built or finished to a standard capable of sustaining heavy, continuous industrial traffic. The introduction of heavy goods vehicles (HGVs), earthmovers, and delivery trucks and service people ie plumbers, electricians etc, over many months will add to destroying the remaining road base. This presents an immediate safety hazard to my tenants and severely restricts safe access to the properties. Furthermore, adding 24 dwellings will permanently increase daily residential traffic. It is entirely unjust for a commercial developer to exploit a private, resident-maintained road for financial gain, destroy its remaining integrity, and leave the existing owners to foot a catastrophic repair bill. Therefore, should High Peak Borough Council be minded to approve this application, I request that the Planning Committee impose a strict Section 106 legal agreement or a robust planning condition upon the developer. This condition must legally obligate the developer to: 1. Undertake a full structural survey of Miry Meadow prior to the commencement of any works. 2. Completely resurface all of Miry Meadow from the main road junction to the entrance of the new site upon completion of the development. 3. Bring the entirety of Miry Meadow up to full, adoptable standards and enter into a Section 38 agreement with High Peak County Council to ensure the road is formally adopted by the Highways Authority upon completion. Without such a legally binding condition to safeguard the existing infrastructure and protect owners from unfair financial ruin, this development cannot be considered sustainable or safe under local planning policy. Yours sincerely, Dawn Waldron

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