
From:
Sent: 17 October 2022 20:05
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DOC/2022/0051 Site Address: Land Off Longclough Drive Longclough Drive Simmondley
Glossop Derbyshire Comments by: Kate Raine
From:

Longclough Drive
Simmondley
Glossop

Phone:

Email:

Submission: Neither

Comments: I wish comment on condition 6 of application HPK/2021/0081 as included in this discharge of conditions application DOC/2022/0051.

¿No development above foundation level shall be commenced until full details of the footpath within the public open space have been submitted to and approved in writing by the Local Planning Authority. These details shall include full construction details, surfacing details, finished levels and design details of any retaining structures, steps and thresholds to the surrounding pavements. The approved details shall be completed in full prior to first occupation of the approved units.¿

The outline planning APP/H1033/W/17/3177730 is for no more than 6 houses (it is very concerning that this plan appears to be working around 8 plots!) and public accessible open space. This footpath is the main access to the public ACCESSIBLE open space that was approved in outline application APP/H1033/W/17/3177730 and is covered by a legal obligation.

The public open space (POS) is a very important part of this application. The POS and s106 planning obligation are the only things that made this harmful development acceptable at the appeal.

Appeal Decision APP/H1033/W/17/3177730 17. ¿The proposed development would undoubtedly reduce the amount of open space present at the appeal site. However, I am mindful of the agreed planning obligation in this respect, which, through securing the use of the site as outlined in the description of development would clearly be necessary to make the development acceptable in planning terms.¿

Appeal Decision APP/H1033/W/17/3177730 21. In reference to the previously refused appeals on the site ¿In both cases the amount of space left open would have been less than the amount secured in the agreed planning obligation in this instance.¿

The plan 9405-WML-00-XX-DR-C-1007-P01 - EXTERNAL WORKS that marks out the construction of the public accessible footpath is of some concern. To reduce land modelling the footpath is mainly very high steps, which are highly inaccessible.

If the path is as in the approved plan HPK/2021/0081 Site Layout Drawing 9405-WML-00-XX-DR-C-1004 P11a it will be very difficult for many members of the public to access the POS.

This plan was only approved at the HPBC Development Control Committee 11/07/2022 to satisfy comments from the HPBC Arboricultural and Landscape Officer (HPBC Development Control Committee 11/07/2022 Public Reports Pack):

¿I note the changes to the paths and note that it passes very close to T15 and is within the Root Protection Areas of this tree. I am not entirely sure of type of the construction of this path¿.but I still consider that the path is too close to the tree to make this a practical solution and therefore it should be realigned further from the stem of the tree¿

¿6.30 The officer¿s comments in relation to tree T15 are noted and it is considered that the optimal solution is for the proposed leg of the footpath between this tree and plot 5 to be removed from the proposal, eliminating the need for a complex engineering solution and groundworks near to the protected tree. The applicant has agreed to provide an updated site plan showing these amended details and this is anticipated to be received ahead of the committee meeting.¿

The current plan shows this footpath past tree T15 has been reinstated, which would be absolutely necessary to make the POS accessible. However, this then reopens the problems commented on by the HPBC Arboricultural and Landscape Officer?

It is a disappointing that even though I expressed these concerns in my comments on 6/4/2021 HPK/2021/0081 ¿In the agreed planning obligation, the developers must provide publicly accessible space. This path is presumably the attempt to meet this obligation. Due to the topography of the land, we have concerns that if it was built, this path would not be particularly accessible, especially from the main frontage on Longclough Drive. The land drops off very steeply from the level of the road. No details have been provided of the construction and land modelling necessary to make this path accessible. (HPK/2021/0081 3424.01B - landscape proposals plan)¿. No real thought has been put into this issue.

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