

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 19 October 2022 15:49:40

Application Reference No. : HPK/2022/0353

Site Address: Zion Methodist Church Simmondley Lane Simmondley Glossop Derbyshire SK13 6NS Glossop

Comments by: Timothy Bott

From:

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Adderley Place

Glossop

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Submission: Objection

Comments: I have a few major concerns regarding the proposed development at the Zion Methodist Church as follows but can I first point out that there is no notice of planning near the site, is this no longer required?

- The first of these issues, and the most concerning in my eyes, is that of the impact on Adderley Place and the incorporated footpath 50 during and after the build. If I could quote from Michael Green, Planning Applications Manager on an early proposal for the site (ref HPK/2013/0001) I will then briefly list my reasons for objection,

„The application site is affected by a public right of way (footpath 50). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development.

.. Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.„

- This has already happened during erection of the site fencing and on numerous occasions since the demolition of the church began (photographic and video proof available if required). With only 3 sub contractors at the very most required on site at this time, I am sure the number of times the lane and footpath are obstructed can only increase as the amount of trades needed grows significantly. Also as the site progresses there will be less and less space for parking and for accepting deliveries.

- If the build goes ahead as outlined, what measures are to be put in place to prevent the lane and footpath being used for additional parking?

- There has been issues with deliveries, refuse collection and, most importantly, emergency services being able to get to the houses on Adderley Place due to vehicles being illegally parked near the church. Again, what measures will be put in place to prevent this happening?

- 16 parking spaces have been provided for the new houses but 10 of these are in a „top to tail“ configuration, one behind the other. There are 2 issues I can see with this, people are lazy and will find an alternative space to save swapping cars about but also cars will be reversing onto the footpath or onto Simmondley Lane, near a bus

stop.

- It has been suggested that Simmondley Lane could provide any additional, visitor parking. There is already an issues with the bus having to stop in the middle of the road because of parked cars. This would also impact on the parking afforded to the existing properties. Aren't the developers required to ensure that there is a satisfactory relationship between their development and any houses and services already there?

- There doesn't appear to be any room on site for large vehicles to turn In the development so delivery trucks and refuse wagons etc will stop on the footpath.

- What is being done to rectify the significant run off that occurs over the existing cobbled area from the corner of the cricket pitch to the pavement on Simmondley Lane? This is more or less continuous over the wetter months and is especially dangerous for all users when it freezes.

- Are all services for the new houses (water, gas, electricity) being routed from Simmondley Lane or will these come via the footpath/lane creating further inconvenience to users?

In the application submitted in 2013 it states that:

Before any operations are commenced, the existing access between Adderley Place and Simmondley Lane shall be modified...with 2.4m x 47m visibility splay in either direction. Is this being done? Historically there has always been an issue with being able to see vehicles travelling down Simmondley Lane when exiting Adderley Place due to the parked cars on Simmondley Lane. Cars have to pull out into the centre of the road to get a clear line of sight and the number of vehicles using this exit would almost double overnight increasing the chance of an incident.

The residents of Adderley Place are responsible for maintaining the lane because we have a prescriptive right to use vehicles to access our properties. The church has never used the lane to access their land and thus would not contribute to the maintenance costs (even though some of the church goes occasionally parked on the lane). I would like it clarified how this question of access has now changed. As I understand it, the developers don't own the lane adjacent to the site so why can access be given now?

I have been informed that any historical prescriptive right would not stand due to the intensification of the land that would result in a material change of use. We are looking into this point so if it could be explained satisfactorily it would save both us and the developers a great deal of time and effort.

In conclusion I would like to say that although it would have been nice for the church building to have been retained, I am not unrealistic. I am not against the development per se but I believe there are several safety and right of way issues the arise from this current plan that will exist during but even more importantly, after construction.

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