
From:
Sent: 22 October 2022 17:56
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0353 Site Address: Zion Methodist Church Simmondley Lane Simmondley
Glossop Derbyshire SK13 6NS Glossop Comments by: L Wilcox

From:
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Submission: Neither

Comments: I write in respect of planning Application HPK/2022/0353, Zion Church site, Simmondley.

In the event the application is determined with consent, I would request 2

1 2 Outside of or without a written agreement between the parties, that a section 106 condition under the Town & Country Planning Act 1990 be applied in conjunction with section 122, (2) (b) & (c) of the Community Infrastructure Levy Regulations 2010, in that the developer respects the historical heritage of the original site and retains within the new development the original stone Celtic Cross and foundation/date stone. I respectfully suggest they could be easily incorporated into the new curtilage wall sections at the front of the site facing Simmondley Road.

2 2 That a section 106 condition under the Town & Country Planning Act 1990 be applied in conjunction with section 122, (2) (b) & (c) of the Community Infrastructure Levy Regulations 2010, That an annual surcharge/service charge be applied in perpetuity to all properties within the new development as a contribution to the upkeep, repair and maintenance of a private road named Adderley Place over which the new development has no prescriptive legal rights of entry and egress. The amount to be paid annually to be commercially realistic and proportionate, applied to each property, and that financial annual subscription be subject to increase with inflation at the beginning of each fiscal year/annual maintenance period.

I believe the above to be a fair and proportionate community contribution, and not overly onerous to either the developer or new residents.

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