
From:
Sent: 24 October 2022 22:43
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: Julie Greengrass

From:
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Adderley Place
Simmondley
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Phone:

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Submission: Objection

Comments: I wish to object to the planning application at this site for the following reasons

The design plans show an access to 6 of the properties from Adderley Place

1. The lane that links Simmondley Lane to the Scout Centre and Houses at the end is Adderley Place. This is not an unadopted road, it is a footpath (FP 50) of which the properties above have right of access to along footpath 50.
2. The site of the Zion Methodist Church historically has never benefitted from an access via public footpath 50, confirmed by previous applicant (SJ.Design HPK/2013/0001) who stated in their PA - Currently no vehicular access or parking provisions are provided on site.
3. The footpath (FP50) adjacent to the Zion Methodist Church plot has for decades been the access for properties at Adderley Place, and as such has been maintained by the residents and Scouts to keep it in a state that is safe to drive and walk along. When it was requested of the Zion Church to contribute to the maintenance of the FP50 by the residents of Adderley Place, the Church declined stating, in writing, that they had no access rights to the lane and therefore would not contribute to the upkeep.
4. The Zion Church's frontage and address has always been Simmondley Lane, and not Adderley Place and therefore it would follow that any properties that then replace The Zion Church would also have an address of Simmondley Lane. The plans clearly show that the access to 6 of the properties will be onto Adderley Place and not Simmondley Lane.
5. The cobbles at the end of Adderley Place cannot cope with heavy site traffic, already the cobbles are starting to displace. This is a hazard for pedestrians and those with right of access to residential properties, deliveries, waste collection, emergency services and visitors to the Scout Centre on Adderley Place. Can the safety and access for those with rights of access and users of the footpath be maintained during any further demolition and the building of the planned properties? Can the integrity of the cobbles be maintained during the further demolition and building phases? What plans are in place for the maintenance of Adderley Place during the building and demolition and by future residents?
6. Despite having no right of access or parking provisions on Adderley Place, during the demolition of the Zion Church, on multiple occasions the only access to and from Adderley Place by and to residents has been blocked by site traffic including trucks, vans and a boom lift parked on Adderley Place (photographic and video evidence is

available). What plans are in place to avoid this happening more frequently during the construction phase? From a safety point of view blocking access could potentially increase the time it takes for emergency vehicles to get to residents of Adderley Place or to visitors to the Scout Centre are plans in place to avoid this with alternative parking accessed from Simmondley Lane?

7. The visibility for motorists and cyclists exiting Adderley Place onto Simmondley Lane is restricted by cars parked either side of junction, the houses and fencing. To turn either left or right onto Simmondley Lane requires that the motorist or cyclist has to blindly move out onto the northbound side of the road to see oncoming traffic in both directions. This process is made increasingly difficult in the winter when the exit to Adderley Place is covered with ice or snow making stopping more difficult. Increased traffic from the new properties onto Adderley Place, cars or vans parked on the road outside new properties with frontage on Simmondley lane, and the possibility of parked cars from visitors to the new properties on Adderley Place will increase the difficulty of safely exiting onto Simmondley Lane. Turning onto Adderley Place from Simmondley Lane (which is just over a single car width) when site vehicles are parked on the bottom of Adderley Place and a vehicle is heading from Adderley Place to Simmondley lane can result in cars reversing blindly onto Simmondley Lane. How are the developers factoring this into the development phase to avoid this happening due to vehicles parked on Adderley Place, and also once the new residents live in the new properties from parking on Adderley Place?

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