

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 November 2022 21:51:01

Application Reference No. : HPK/2022/0473

Site Address: Land at Longclough Drive Longclough Drive Simmondley Glossop Derbyshire

Comments by: David Phillips

From:

7

Longclough Drive

Glossop

Glossop

Derbyshire

SK13 8HN

Phone:

Email:

Submission: Objection

Comments: Reference Planning Application number: HPK/2022/0473

Objections to the extension of a housing development

Thank you for your letter of 02.11.22.

I am the Chairman of the Longclough Drive Residents' Association.

Longclough Drive is a cul-de-sac which runs east to west and supports approximately 50 dwellings. Access to the Drive is at the east end

I acknowledge the fact that the original application to build on the site in question, made by the previous landowner, was rejected by your Committee. That decision was subsequently reversed on appeal. That decision was not appealable and the site was purchased by the current developer with Planning Permission.

The site is 'greenfield' and supported several trees, woodland and creature life. The Planning Inspector, at the Appeal Hearing, recognised these features and imposed over 100 (one hundred) 'conditions' to be observed by the developer.

However, several of these 'condition' have been circumvented/ignored by the developer. Viz:

- 1- Work commenced to clear the site in advance of the seasonal/calendar window for such activity.
- 2- Almost all the trees which were the subject of a Preservation Order (imposed by your Authority's Tree Preservation Officer) have been felled.
- 3- An aged ash tree (at the west end of the site) has been felled allegedly because it was diseased 'no evidence has been made available to verify this. The 'remains' of the tree appear to be healthy.
- 4- The original Application included that land 'not required for the housing development would be landscaped as a public amenity area'. This was recognised by the Planning Inspector at the Appeal Hearing. The cost of such landscaping and its on-going maintenance is intended to be borne collectively by a levy/surcharge on the individual houses in the overall development. This application to build two more houses on the site is a device to increase the developer's absolute margins and also to increase the levy/surcharge income whilst reducing the area and cost of landscaping. Thus, a triple win for the developer but a further environmental loss to the local residents.
- 5- The site has been efficiently cleared to the extent that it is doubtful that any meaningful landscaping is viable, particularly if this Application is successful.
- 6- The developer was 'conditioned' to construct an access road at the east end of the site in order to avoid

the need for construction/delivery vehicles to navigate the length of the Drive, thereby reducing nuisance value to existing residents. However, although the site has been secured in accordance with another condition, access to the site has been facilitated by wide double gates at the west end of the site. This not only contradicts the condition, but it will require large vehicles to negotiate a sharp ninety degree turn from the Drive whilst avoiding residents' lawfully parked vehicles.

In addition to the above considerations, current logistical difficulties experienced by resident will be exacerbated. The majority of households support one or two motor vehicles. Insufficient and inadequate garage provision renders kerbside and on-kerb parking on the north side of the Drive a necessity. Access to the already approved development will deprive residents of much of this availability with no immediately available alternative parking space/s. The addition of just two houses will significantly add to these difficulties.

At present, emergency, delivery and waste collection vehicles have difficulty in negotiating and parking in the Drive. The Drive is not wide enough for vehicles to pass unhindered in opposite directions.

I urge the Committee to dismiss this Application.

I should appreciate confirmation that this letter has been read by Committee Members and has not been bundled into a pile of 'x number' of objections.

Yours faithfully,

David Phillips

7 Longclough Drive

Glossop Derbyshire

SK13 8HN

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