
From:
Sent: 04 December 2022 13:15
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: Sarah
From:

Adderley Place
Adderley Place
Glossop

Phone:

Email:

Submission: Objection

Comments: I object to this development for the following reasons -

Impact on footpath PROW 50 and the access to my house. I have prescriptive rights in my deeds which allows me to access my house at all times. The development proposes no visitor parking, and not enough parking for the new dwellings. Visitors will park on the lane therefore blocking my access and other residents, users for scout hut and for emergency vehicles also making the footpath dangerous for its users- school children, scouts/guides, dog walkers, ramblers and residents. It is a single track footpath. This is contrary to LP EQ6 policy. Simmondley lane is already full with parked cars and not a viable alternative as the developer proposes. The development will impact on those vehicles that already use the bottom of simmondley lane for parking as there will be new driveways which will cut the parking spaces used by existing residents.

In August 2014 the High Peak Local Plan Submission stated - it is understood that vehicular rights of access are only permitted in any case for the residents of Adderley Place and the scout hut.

The developer does not have prescriptive rights and does not own the lane and therefore should not be taking access from Adderley Lane- The address of Zion Church is Simmondley lane. As residents we have maintained the lane, for a period longer than 10 years. I have on record that Zion Church have no rights to lane - and therefore no responsibility to maintain it.

Historical perspective shows that prescriptive rights would not stand due to intensification of the land that results in a material change of use.

I am unable to access the revised documents for visibility splays, refuse vehicle swept path analysis. Highways response states -

limited splays at Adderley Place/Simmondley Lane junction due to parked cars (the developer states that this is a suitable place for visitors parking) and insufficient footway. There is no pedestrian visibility.

The proposal is expected to intensify the use of the lane and exit junction. The applicant must show how the proposal would not result in intensification.

Refuse collection vehicles would be challenging- due to insufficient width of Adderley Place/Simmondley Lane. From the revised site layout it appears that no changes have been made in terms of refuse collection and that there is still a shortfall of the required 11.6m. It is not acceptable for the refuse vehicle to park on the lane as the must not be obstructed at all times as stated by Michael Green the planning application manager.

Obstruction of the lane has already happened during the demolition phase, which was conducted in an unsafe manner- the developer left a dangerous site putting pedestrians and road users in danger.

historical evidence suggests the remains of a Roman Road.

The application should be refused as it conflicts with local policy and the adopted development plan.

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