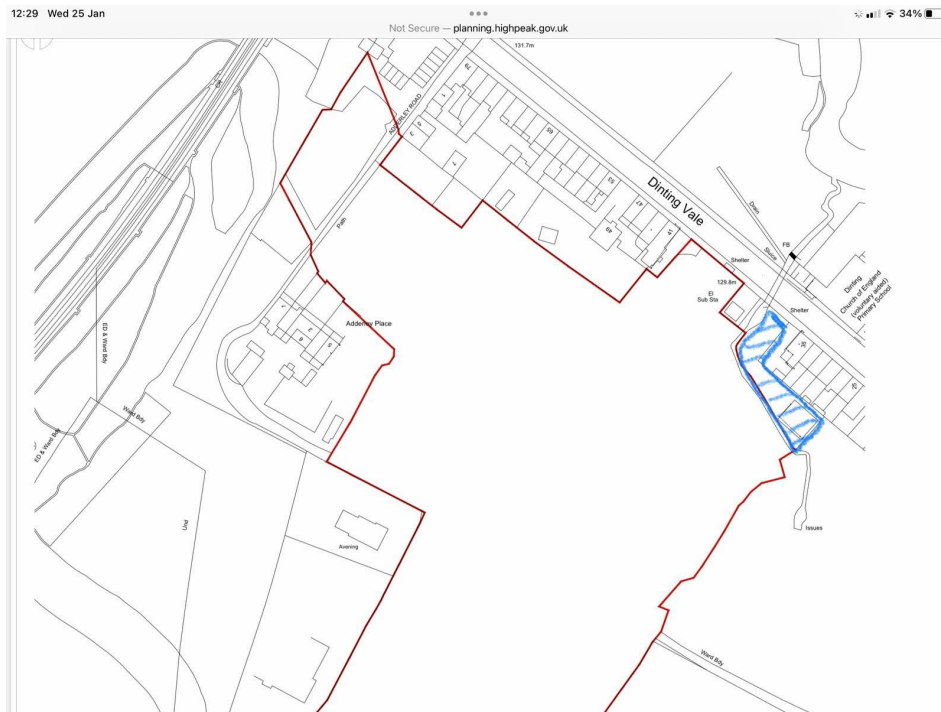


From:
To:
Subject:
Date:
Attachments:

Plan relating to the Girlguiding Pennine Division Dinting HQ objection to planning application HPK/2022/0456



On Fri, Jan 27, 2023 at 4:30 PM <planningcomments@highpeak.gov.uk> wrote:

Thank you for submitting your comments on the planning application.
This is an acknowledgement to confirm they have been received by the planning department and will be processed within the next 5 working days.
Please find a copy of your submitted comments below.

Application Reference No. : HPK/2022/0456

Site Address: Land At Dinting Vale Dinting Glossop Derbyshire

Comments by: Vivienne Clements Girlguiding, Pennine Division

From:
22A Old Cross

Glossop
Derbyshire
SK13 7RX

Submission: Objection

Comments: Land at Dinting Vale - Planning App HPK/2022/0456

Objection by Girlguiding Pennine Division

Firstly, apologies for the late response to the consultation request, we were not formally consulted despite our site bordering the watercourse adjacent to the north east boundary of the application site. We were also hoping that the additional information requested by the DCC Flood Risk team would be supplied. As this has not been up-loaded we respond based on the information available in the planning application and uploaded on the portal.

I am writing on behalf of Girlguiding Pennine Division, who own the site and building shaded blue on the attached plan, to object to the proposed planning application for 100 residential dwellings and associated works. The building operates as a headquarters for our division activities and is a regular meeting place for rainbow and brownie units, so it accessed regularly by children from the age of 4 to 10 years.

We have serious concerns over the impact of any additional water, drainage or other run off being discharged into this watercourse. The watercourse does not follow a direct and straight route to Glossop Brook, but doglegs at the perimeter of our site, immediately adjacent to the building. In recent years, at times of full flow, the watercourse has significantly damaged the banks and started to undermine the foundations of the building. We have undertaken some reinforcement works over the years, but with increased rain events these have now failed.

Having reviewed the Flood Risk Assessment submitted as part of the planning application I was concerned to see that infiltration is not a feasible option and therefore discharge into a watercourse is proposed. There are however no plans or detailed (or outline) strategy as to how it is proposed to drain the site and into which watercourse.

This is a serious concern to us, firstly due to the risk it presents to the users of the building (who are mainly young children) and secondly because of the impact any additional flow will have on the structural integrity of the building. We therefore maintain that the proposed development will have a significant and unacceptable impact on neighbouring property. You are welcome to come and see the existing problem to understand the level of impact and increased risk discharge from the proposed development into this watercourse will have.

I note that the DCC Flood Risk Team are still awaiting more detail in regard to the drainage proposals. Please can I request that we are advised as soon as this information is available.

In addition to the above concerns, we have grave concerns over the safety of our users

accessing our space, especially at drop off and pick up times. The proposed development access is almost immediately adjacent to our access, and with the new junction arrangement proposed there will be no space for parking, and any children walking would need to negotiate an additional road crossing with no satisfactory pedestrian facilities.

We respectfully request that the planning application is refused. Should you have any queries or wish to discuss the matter further, please do not hesitate to contact me.

Regards

Vivienne Clements

Girlguiding Pennine Division

C/o 22a Old Cross, Glossop, SK13 7RX

UNABLE TO ATTACH PLAN