
From:
Sent: 20 February 2023 16:09
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DOC/2023/0002 Site Address: Land Off Longclough Drive Longclough Drive Simmondley
Glossop Derbyshire Comments by: Kate Raine
From:

Longclough Drive
Simmondley
Glossop

Phone:

Email:

Submission: Neither

Comments: I wish to comment on this discharge of conditions application even though I have been informed all public comment will be disregarded. Condition 10 (APP/H1033/W/17/3177730) is really the lynchpin of this whole application. I have commented numerous times how difficult this will be but the issue was completely ignored before reserved matters was passed. Now with no workable plan the developer is carrying on regardless.

I would strongly urge the Council to add Highways and the HPBC Arboricultural Officer as consultees to this application. I would also recommend making a site visit as how the site has been prepared so far (position of site accommodation/cabins etc) bears no resemblance to the submitted plan CMS 001.

The developers are freely using the public highway as part of the construction site and regularly blocking access to residents during their 'site preparation'.

There are many flaws with the submitted plan (CMS 001) and construction method statement:

Plan CMS 001

1. The approved plan (HPK/2021/0081 Site Layout Drawing 9405-WML-00-XX-DR-C-1004 P11a) should surely be used for the construction management plan. The submitted plan includes the sewer diversion that has not yet been approved on application HPK/2022/0473. It also has plots 1-4 in a different position than the approved plan (plot 1 is closer to 2-12 Longclough Drive than on the approved plan as it requires a sewer diversion).
2. The storage and unloading area in front of plots 1-4 is over T10 which is still standing and covered by a tree preservation order.

3. The developers are completely disregarding the tree protection plan (HPK/2021/0081 decision condition 9; 10007-P-TP-9 A0 Tree Protection Plan) and have not even bothered to mark it on this plan. The plant compound by plots 1-4 is in the tree protection area.
4. The developer is not making clear on this plan that they intend to reverse vehicles delivering materials down the public highway then make a sharp 90 degree turn onto the site (in front of plots 5 and 6 and plots 1-4). The street is narrow and full of residents' legally parked cars. I am not sure if this is even physically possible.
5. I object to the positioning of the welfare area being directly outside the window of 10 and 12 Longclough Drive. This is a huge invasion of privacy.

Construction Method Statement

1. The developers say in (1.) 'Considerate on road parking will be permitted on the opposite side to the existing properties'. Why do the developers think their contractors should be permitted to park on the street? Who gave them permission?? Contractors should not be allowed to park in the street. Where are the residents without driveways that park there supposed to park? The street should not be allowed to become a building site. It will very much disrupt the road. This goes against the recommendations from highways on applications HPK/2022/0470 and HPK/2022/0471 that all site traffic including contractors and visitors should be 'within' the site.

'Recommended Conditions / Reasons 1. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.'

And 'a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.'

2. In (2.) 'During the majority of the construction period the loading of plant and materials will be carried out as per the site plan that accompanies this statement. Delivery vehicles will arrive on site and be met by a Banksman who will assist the vehicle to drive or reverse into the specified areas on site. After offloading, the vehicle will reverse the process, again under the supervision of a banksman'. It is not possible to drive vehicles across this site. What they mean is with the help of a Banksman they intend to reverse vehicles down the public highway turning a sharp 90 degrees, on the residential street full of cars, into the unloading area on site.

This will be unworkable especially on a weekend when the street is very busy with residents' vehicles and residents coming and going. We cannot be regularly trapped while they manoeuvre heavy goods vehicles up and down the street. There is no other access for residents. It is also very unsafe. It will essentially turn the road into part of the building site. This is completely unacceptable.

3. (6.) Where are the skips to be placed? If the developers had contacted local skip firms they would know that licenses will not be issued for skips down this street (if the developers are allowed to have skips on the street then who have they got permission from? As local residents have been refused this would be very unfair.)

4. (7.) These times are at odds with the recommended conditions from Environmental Health on applications HPK/2022/0470 and HPK/2022/0471.

The outline planning permission was passed on appeal in 2018 (APP/H1033/W/17/3177730). The developer was aware of this condition and the limitations of the site when they purchased it in 2020. No realistic and workable plan has been submitted or considered in the intervening 5 years. The developer should be required to stick to all the basic suite of conditions (from both Environmental Health and Highways) that are required of all developers in the High Peak. I'm sure every developer would like to know if they can evade the most basic of conditions if they decide to knowingly purchase a problematic site.

A robust and workable construction management plan is needed so the residents of the street do not have to live in chaos for 12 months.

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