

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 28 February 2023 22:20:16

Application Reference No. : HPK/2023/0025

Site Address: Land South of Hollin Cross Lane Glossop Derbyshire SK13 8JH Glossop

Comments by: Jane Parkin

From:

14
Slatelands Road
Whitfield
Glossop
Derbyshire
SK13 6LH

Submission: Objection

Comments: I am writing to express my deep concern regarding the resubmission, 3rd proposal, by Glossop Eden Ltd of the development on the former site of Redcourt. This planning application has been REFUSED TWICE. Firstly by High Peak Borough council the summer of 2022 and more recently by a secretary of state inspector, namely M Russell BA Hons, on the 28th November 2022. Yet Glossop Eden Ltd have the arrogance to submit a "revised plan" which actually ADDS a further home to the 23 which were on the original REFUSED, plan making 24 homes altogether.

This land, this rare GREEN LUNG, in the centre of Glossop includes a number of mature and ancient trees many of which have a TPO order on them. This ancient wooded area is home to a variety of animals, including pipistrelle bats, birds and insects which would certainly be driven from their habitat should this development be allowed to go ahead. Have the planners also considered the proximity of these mature trees to local houses? have they put in place health and safety issues should they be felled?

24 modern designed houses in this Victorian neighbourhood would be totally incongruous. My house was built in 1888 as were many of the houses in this area. The roads too were designed for horses and carts to use. They are certainly not coping with 21st century traffic. Hollincross lane is a main thoroughfare to a local primary school. It is a narrow road made narrower by the double parking of vehicles along its length continuing down to its extension of Pikes Lane. Pavement width is considerably narrower due to vehicles parking on pavements. I dread to think of the impact that heavy construction vehicles will create to build these houses! Pollution, congestion and chaos. An accident waiting to happen. The other access to this development leads onto Slatelands Road, which was deemed a dangerous thoroughfare back in the 1990's and subsequently closed to "through traffic". For much of its length there is NO pavement at all yet Glossop Eden are proposing to demolish the original Victorian iron gateway to allow access onto a bad corner which leads up to a dangerous junction with Pikes Lane/ Hollincross lane. I and my neighbours regularly experience great difficulties exiting safely onto Pikes Lane from Slatelands Road such is the speed of traffic, in either direction most particularly during school runs but also delivery vans and vehicles which use it as a rat run to avoid the centre of Glossop. Intrinsic narrowness of these Victorian streets and inevitable parking close to corners is the intractable cause our refuse vehicles are unable to access Slatelands Road and Avenue on a regular basis. The thought of using this route for construction traffic and subsequently substantial personal traffic from these homes is simply too horrendous to contemplate. It is a total nonsense for the applicant to suggest that these problems do not exist at this junction AND similarly the junction of Hollincross Lane with James Street at the proposed main access. I have written to the department of transport to express my concern at these proposals to reconsider how dangerous this development would be.

The last two applications have received hundreds of objections to this plan.

I implore the planning committee to REFUSE and REJECT this planning application on the grounds that it is totally out of character for a conservation area. The development would necessitate the felling of numerous mature trees resulting to substantial harm to this conservation area. The highways Authority confirmed that it would NOT adopt the proposed access roads and with that admission I fail to see how Glossop Eden Ltd can possibly appeal for this development when it has already been refused on these grounds by a government

inspector.

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