
From:
Sent: 13 April 2023 09:54
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0097 Site Address: 1 Station Road Hadfield Glossop Derbyshire SK13 1BQ
Glossop Comments by: Charlotte George

From:
3
Station Road
Hadfield
Glossop
Derbyshire
SK13 1BQ

Submission: Objection

Comments: Further to receipt of your letter dated 28/03/2023 I wish to raise my concerns associated with this application. I have owned the property immediately next door to number 1 since October 2019 during which period I have experienced significant issues with parking, or lack thereof, in the immediate area. I am extremely concerned that an additional dwelling will add further strain to the already limited parking availability in the area. At present, Mr Cheung does not reside at 1 Station Road and is therefore not present at all times. Regardless of whether the applicant wishes to occupy the new dwelling themselves or if the property is to be sold on once developed, this will inevitably create demand for more vehicles to park both overnight and through the day for which there is no provision. Whilst it is encouraging to see a local business thriving, the nature of the business already creates disruption, noise and litter on Station road in the evenings during the establishment's working hours which sees patrons parking on both the single yellow line outside the dwellings on Station Road (without any enforcement) and in the parking bay on the opposite side of the road. Several of the occupiers of the properties on this portion of the road have received parking fines for parking on the same single yellow line section of the road (numbers 1-11) for significantly shorter periods of time than those parking to enter the food establishment at number 1. Upon my purchase of 3 Station Road I submitted a request online to High Peak Council requesting that the parking bay on the opposite side of the road be made into permit parking so as to provide a level of certainty for the home owners and residents who need the parking on a daily basis. I myself suffer from mobility and significant health issues which make parking a necessity and am certain that the further development, which in itself is feasible, is not correctly supported my appropriate parking measures.

On another note, I must express my concerns regarding the owner of number 1's lack of regard for the relevant Building Regulations, Planning constraints and impact on neighbours which accompany such extensive works. Between my property number 3 and number 1 there is a narrow passage which is solely owned by myself and for which only myself and the residents of number 5 have legal access to, however the business at number 1 have, without planning or any legal means of access for annual maintenance in accordance with their requirements, installed a commercial ventilation system which is not only an eyesore but has not been maintained at any point during my ownership and has created an illegal eavesdrop into my title. I was simply advised by Environmental Health that are not able to enforce maintenance on the owners of number 1 and if I wished to request that the system be cleaned and maintained, I would need to allow access on to my property which would then allow the owners of number 1 to claim an Easement - to the detriment of my title. The ventilation system can, and should, be directed through the roof of number 1. I have also experienced issues in the past with the food establishment causing drainage issues which saw a steady flow of rancid water discharged into my property as fat and grease was being discharged from the property, this soon lead to a rat problem at my property which I rectified at my expense and was only resolved when I contacted the water authority who cleared the fat blockage. Although this may not

directly impact the planning for the additional sub-dwelling, it does create concerns for me as a resident and property owner about the applicant's attitude towards planning and building regulations constraints and conditions as well as their willingness to maintain the new property to a standard which is not negatively impacting the other residents. I have made a concerted effort over the past three years of ownership to improve and renovate my property in line with the relevant regulations and with sympathy for my neighbours.

Finally, I wish to raise my concerns regarding the intended occupiers of the dwelling once completed. Mr Cheung and his family are extremely amicable neighbours on a personal level however during the national lockdown period there was a significant incident involving immigration officers and a 24 hour police presence at number 1 for 3-4 days which raised great concern for the residents - many of which are the council's own tenants. I did not question this at the time however I feel that this is a valid concern to raise given the intent to convert the property into a permanent dwellinghouse.

Thank you for your consideration

Charlotte George

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