
From:
Sent: 31 March 2023 12:52
To: Planning Comments (HPBC)
Subject: RE: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0025 Site Address: Land South of Hollin Cross Lane Glossop Derbyshire SK13
8JH Glossop Comments by: Melanie O'Brien
From:

Slatelands Road
Glossop
Glossop

Phone:

Email:

Submission: Objection

Comments: I object to this application for the same reasons I objected to the previous application on this site. As far as I can see, the applicant has done very little to change their application from the one that was refused.

I find it abhorrent that this land acquisition company has been allowed to resubmit this application, having already had it refused by both the council and the planning inspectorate. Eden Land Planning Ltd is not even a developer, they are just trying to maximise returns for their investors. They will not be undertaking the building work should it be approved, and therefore I find their statements about public benefit and the good they are doing in the community insulting. Are they going to continue to submit applications over and over again in the hope of wearing us down until they can satisfy their own greed? I feel this is tantamount to harassment of the local community for the pursuit of money, with absolutely no regard to the mental health of residents having to repeatedly go through this process, nor the wider impact this development would have on the local area.

For reference, I list my previous objections as well, which still stand:

Misidentification of Brownfield site

The developer states that this is a brownfield site, which is clearly not the case. It has not been identified in the High Peak list of sites for development (here: <https://www.highpeak.gov.uk/brownfield-land.csv>). It has never had previous industrial or commercial development, only a gym for use by residents of St Christopher's Trust. It is quite clearly greenfield land, home to a variety of wildlife (including woodpeckers, owls, bats and other protected species) and should be preserved as such.

Highway safety and traffic

Having read the transport statement in detail, parts of it are inadequate and do not reflect the adverse effect this development will have on highway safety and convenience of road users. The statement uses very old photographs, information and data (including decades-old journey metrics from TRICS). OS maps have been used to determine visibility splays taking no account of parking habits and actual visibility on junction between Slatelands Road/Pikes Lane/Hollin Cross Lane (which is a dangerous junction that I use daily).

Daily journeys are underestimated using averages from the TRICS database that date back to 2013. 8 morning and 9 evening journeys is a ridiculous underestimation and does not take into account the changing habits of online shopping and deliveries, and multi-car households. The developers have also claimed that their proposal will generate fewer journeys than the previous approved proposal and have provided tables for comparison. However, they have not accounted for the fact that the existing St Christopher's Trust facility will still remain, and therefore they should not subtract the journeys that facility produces from their overall total. It is completely misleading.

Slatelands Road is single carriageway due to parking (most houses on Slatelands do not have driveways). It is also almost impossible to ascend the hill in a standard car in snowy or icy conditions. Residents on the new development would have to either park their cars at the top on Pikes or Hollin Cross Lane causing even more obstructions, or be stuck in their new estate under adverse weather conditions.

It is clear that the producers of the transport statement have not visited the area other than to instruct the undertaking of traffic surveys which were carried out after the country began to go into lockdown and most people were working from home (c. 19th March 2020), therefore the speeds and traffic observed are not representative of normal conditions. It is an insult to local residents to claim that this development would have no significant impact on traffic.

Visual and residential amenity: conservation area

The trees they are proposing to remove are under TPOs, the proposal makes a mockery of TPOs if it is approved. Trees are integral to the character of the St James Conservation Area and the visual impact of losing at least 48 trees would be significant. The trees can be seen from a number of places around Glossop, and the amount proposed to be cut down would cause significant harm to the visual character of the locality, contrary to the provisions of various sections of the NPPF, policies of the High Peak Local Plan and the provisions of the National Design Guide and High Peak Design Guide 2018. The iron railings and gates surrounding the two entrances are also integral to the Conservation Area. The developer has also proposed dormer windows on a number of their proposed elevations, which is contrary to the character of the Conservation Area. I quote from page 5 of the St James Character Statement (found here: <https://www.highpeak.gov.uk/article/2365/Conservation-area-maps>)

Assessment of Threat:

The character of the Conservation Area faces principal threats from minor alterations that are carried out to individual properties, under Permitted Development rights. The removal of many features such as boundary walls to gardens, stone kerbs, iron railings and gates will have a fundamental detrimental effect to the visual integrity of the area. Apart from St Marys Road the roofs are devoid of dormer windows and the development of these would not be acceptable.

I noted with interest that a recent application by an individual on Pikes Lane for a dormer window was rejected on the grounds that it would cause harm to the wider public enjoyment of the St. James Glossop Conservation Area (HPK/2020/0236). Surely these conditions should apply to large scale developments as well as to individuals.

I urge the Planning Committee to reject this application again. It would be a tragedy for the conservation area and for the residents of Glossop if it is allowed to go ahead.

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