
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0118 Site Address: Land at Hole House Mill Marple Road Chisworth
Derbyshire SK13 5DH Glossop Comments by: Martin Bell

From:

2 Rarewood House
Marple Road
Chisworth
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SK135DL

Submission: Objection

Comments: I object to the planning application HPK/2023/0118 on the following grounds:

This new application is fundamentally different to the approved application for the same site eight years ago (HPK/2015/0145). I had little objection to the previous proposal provided all the conditions which had been agreed were followed. This recent submission is significantly different.

The basic layout of the road and houses has changed from a crescent shape to linear. This in turn means that three of the houses would be situated significantly closer to Marple Road - and the two existing properties at Chisworth House and Nettle Cottage - infringing upon their privacy and light, and possibly creating noise pollution. In the previous application, this part of the development would have remained 'green'. I would propose a return to the original layout.

The 2015 application included two affordable houses under section 106. This point was recognised and agreed by Mr Tim Johnson of Prisma in his letter to the planning officers on 07.10.2015. The new application does NOT include provision for affordable homes and I would argue this omission be rectified and the two affordable houses reinstated before any further consideration is given to this application.

The southern section of the application, including 'The Orchard' which butts onto Marple Road and the mill pond, lies within the Holehouse Conservation area. In recent years, the owners have treated this area of natural land very poorly with indiscriminate (and possibly unauthorised) felling of trees and generally ignored the area (see the collapsed boundary wall opposite 27 Marple Road as evidence of the apathy). I believe a site visit and report from the HPBC tree officer is needed, and assurances as to the future protection of this area.

There are long-seated environmental concerns locally about building and land contamination in the area of the mills and works both at Holehouse and, more worryingly, upstream at the former works on Coombes Lane, Charlesworth. This latter site has been unused for several years and various proposed sales have fallen through due to the high level of contamination around the works and the stream which flows directly down to Holehouse and onto the join the river Etherow, to the Goyt and then the Mersey. Both the Holehouse and Coombes Lane sites require a site visit by the relevant authorised bodies to assess these points.

Similarly, I would suggest that an Ecological Assessment is carried out at Holehouse Mill with particular attention paid to the presence of newts, owls and bats and that, where applicable, the appropriate studies are carried out by the relevant HPBC, DCC or Environmental departments.

Access to and from the site is necessarily limited to the current unadopted lane from Marple Road. The junction onto the A626 is in a very vulnerable position and the site lines are limited. The lane itself to Holehouse Mill is very narrow and would struggle to cater for two-way traffic for the fifty nine cars mentioned in the application. Public transport in Chisworth is very poor and extremely limited so the likelihood is that residents would be using their cars more than is normal.

I note that the houses proposed in the application are all family homes. What provisions are being suggested to cater for them? The amenities in the immediate area are limited in the extreme - the only primary school in Charlesworth is already over-subscribed as is the largest secondary school in Glossopdale; as previously mentioned, bus services are hopelessly inadequate, so finding alternative education establishments would be problematic; local dentist and GP surgeries have long since closed their waiting lists so how would the new residents be cared for?

Thank you for the opportunity to register my concerns.

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