
From:
Sent: 04 July 2023 15:40
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: Chisworth Parish Council

From:
32
Glossop Road
Charlesworth
Glossop

Submission: Objection

Comments: Chisworth Parish Council supports the development of this brown field site in a controlled and sustainable manner. However we OBJECT to the plans as submitted on the basis of:-

1. The positioning of the homes has been altered since the approved planning application HPK/2015/0145. The repositioning of the dwellings nearer to the rear of the established homes along Marple Road and style of proposed homes (3 storey) means there will be an adverse affect on right to privacy and light and an increase in noise for the current adjacent dwellings. The Parish Council would request the return to the layout and road contour already approved in the 2015 application.
2. The current application includes a number of parking spaces, which encroach on the historic mill pond with attendant implications for wildlife.

Notwithstanding the above objection the Parish Council has a number of concerns relating to the application, which need to be addressed:

1. The site is accessed by a single-track road, with poor sight lines upon exiting. A formal Highways site assessment should be completed for the planning process, especially as a DCC traffic survey performed in April 2022, found that 40% of traffic entering Hole House along the A626 was travelling over 35mph, with average daily traffic movements of just under 6,000 vehicles.

2. There is concern that, from local knowledge, the proposed footpath access to Marple Road from the development is not part of the site boundary and will require careful checking to identify the correct land owner. The land proposed for the footpath was not included in the 2015 application.
3. A decision on the application should not be made until the recommended nocturnal bat survey reported in the area following vacation of the site, is completed and submitted. Additionally, a condition of development, if approved, should be that the suggested enhancement of biodiversity of the site is carried out as stated in the Ecological Assessment, section 4.3.5. It would also be crucial that the mill pond is properly restored if affected by the site construction.
4. Hole House, although categorized as Flood Zone 1, is the area of Chisworth most likely to flood. There is a history of road flooding at the site entrance during heavy rain, meaning that since the 2015 application, DCC has installed drainage holes in the bridge wall to avoid the road being unusable. The floodwater now discharges from the road into the stream, which runs through the site, with the potential to overload the stream. Again, a site visit from the Flood team is requested to assess the flood risks involved. The access road to the site also slopes downward towards the site, with surface water exacerbating the risks.
5. We would also request a survey of the site and water quality, as the site has an industrial heritage and may include more toxic materials in the mill processes, but also the fabric of the mill buildings. Closely upstream of the stream through the area, is the disused works and buildings on Coombes Lane, which you may know is unsellable due to heavy toxic contamination of the site
6. The boundary wall between the site and the pavement onto Marple Road has sections, which have recently fallen into disrepair. Due to the changes of floor level between the pavement and site land, there is a falls risk to the public, therefore it is imperative that the boundary wall is maintained and made safe in the future and we request this is a condition of approval.
7. Due to the proximity of the established residences, working time restrictions should be imposed and resident access maintained to prevent high levels of inconvenience for residents.
8. It is expected that all appropriate previous conditions will still apply, including the inclusion of 2 affordable homes, as acknowledged as agreed by Mr Tim Johnson of Prisma in his letter to the planning officers dated 07.10.2015.
9. Given the rural nature of the area the developers should be requested to submit a plan to enhance wildlife in the area including but not limited to a) tawny owl boxes which now roost in the mill; b) inclusion of swift boxes in the new build; c) hedgehog runs between the properties.

10. It would be prudent for any modern development to consider energy sources for the properties i.e. heat source pumps, solar power, water conservation systems and also the inclusion of car charging points.

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