

Old Glossop Residents Association: Constitution



HPK/2023/0337: SHIRE HILL HOSPITAL, Bute Street, Glossop, Derbyshire, SK13 7QP. Application by Cube Homes for Approval of Reserved Matters in relation to application HPK/2019/0316 seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings (Use Class C3) together with associated access, parking and landscaping works.

Comments from Old Glossop Residents Association in respect of the above application.

We appreciate that the application is for 41 dwellings rather than the 52 permitted by the Appeal Inspector; and that the applicant plans to retain and convert the former administration block into houses.

Design, Heritage and Archaeology

We endorse the comments from Glossop and District Heritage Trust dated 25th September 2023 regarding the proposed alterations to the three historic buildings which are to be retained; archaeological recording of the historic buildings to be demolished and the earlier previously demolished, historic buildings at the east end of the site; and retention of datestones, gate piers and boundary walls. (*Retention of interior features*)

Transport

Given that a previous transport assessment concluded that there would be a reduction in daily traffic flow along Bute Street when compared to when the hospital was operational, and that the Highways Officer for Derbyshire County Council concurred, we accept that it cannot be argued that this application would generate more traffic than the immediate area can handle.

We welcome the proposal that the existing access between the Site and Blackshaw Clough would be downgraded to pedestrian use only.

We understand the need to remove the existing stone pillar located to the northwest of the site access, allowing a continuous footway to be carried into the site from Bute Street. This pillar should be relocated within the site and this should be showed in the plans.

The Transport Statement states it would be possible to install a 20mph speed limit for the site roads if considered essential by the Highway Authority. We submit that it is essential and should be a condition.

The Transport Statement proposes the following parking spaces: 3 bed units – 2; 4 bed units – 3; 1 bed units – 1 (rather than the requisite 1.5). We do not consider this to be adequate to accommodate residents and visitors. If implemented, it would result in increased parking on Bute Street, which is already used by some residents on Shire Way and Castle Hill as well as visitors who park to go walking along Blackshaw Clough into the National Park. It would also result in irresponsible parking on Blackshaw Clough – something which is already occurring. We make these submissions based on the problems already faced near to the Mossy Lea housing development. Irresponsible parking on Shepley Street has become such an issue that Derbyshire County Council is going to install double yellow lines on significant

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stretches of the highway and the bus turning circle. This would be the result on Bute Street if the proposed parking spaces were agreed.

We welcome the proposal to install an Electric Vehicle Charging Point for each unit and cycle parking.

Landscape, Trees and Ecology

We welcome the comprehensive Tree Impact Appraisal and Protection Scheme, particularly the proposed use of Temporary Protective Fencing, Temporary Ground Protection and a Tree Root Protection System. We trust that this will be adhered to.

Hedgehogs are present in the immediate area and have been sighted for more than 20 years (records have been submitted to Derbyshire Wildlife Trust). Given their presence, every garden in the proposed development should have hedgehog friendly gravel board/fencing (as recommended by British Hedgehog Preservation Society, Hedgehog Street and People's Trust for Endangered Species).

We welcome the proposals regarding Barn Owls in the Preliminary Ecological Appraisal – it should be a condition that these are followed. A mix of bird and bat boxes should also be a condition as well as the use of Swift Bricks.

Planting should see the replacement of non-native ornamental species with native species that provide both ornamental value as well as benefits to wildlife, for example Rowan and Hawthorn.

We welcome the plans for sunny/shade meadow planting on the construction site. Seeds should be a mix of native perennial and annuals to suit the local soil.

Shrub habitat would provide valuable cover for nesting birds such as song thrush (a priority species known to have three territories locally between Swineshaw Reservoir and Shire Hill) and for nesting/hibernating hedgehogs.

Energy

Whilst we welcome the proposed installation of air source heat pumps, we are disappointed that there are also plans to install gas boilers. Even with the change of direction of the current government, the sale of gas boilers will be outlawed from 2035. Now is the time to prepare for this and we submit there should be an alternative heat source to gas boilers. There is also scope for the use of solar panels and battery storage. A boost to supply could be provided by a ground array installed on an adjacent field.

Flood Risk and Drainage

Although the site is low-risk Flood Zone 1, there have been significant issues in the past with runoff from the application site to the adjacent estate (Kilmory Fold) and to the houses on Bute Street adjacent to the application site. Storage tanks were installed on Kilmory Fold to deal with the runoff and drainage issues. It is essential that the proposed Flood Risk and Sustainable Drainage Strategies meet the requirements of United Utilities and the Lead Local Flood Authority (LLFA) – Derbyshire County Council – and are capable of dealing with the increase in runoff and drainage from the application site.

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We refer you to the Derbyshire County Council Flood Risk Management Team (part of the LLFA) [detailed consultation response](#) to the original outline application (HPK/2019/0316) dated 04/11/2020. They recommended a number of conditions regarding drainage. The views of the LLFA should be sought before this application is determined.

Schedule of Conditions

In determining the Appeal of HPK/2019/0316, the Inspector issued a comprehensive Schedule of Conditions. It is essential that these are incorporated and followed if this application is approved.

In the light of issues with another local development commencing before the approval of a construction method statement, we draw your attention to Condition 6: *'No development shall take place including any works of demolition until a construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The statement shall provide for:*

- *Parking of vehicles of site operatives and visitors;*
- *routes for construction traffic;*
- *hours of operation;*
- *method of prevention of debris being carried onto highway;*
- *pedestrian and cyclist protection;*
- *proposed temporary traffic restrictions;*
- *areas for standing plant and materials clear of the highway; and*
- *arrangements for turning vehicles.*

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.'

Janet Bingham
Secretary, Old Glossop Residents Association