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

Categories:

Application Reference No. : HPK/2023/0398 Site Address: Unit 3b Victoria Mill Woodside Street New Mills
Derbyshire SK22 3HF High Peak Comments by: Mr & Mrs Harris

From:

Victoria Mill, Unit A
Victoria Street
H2 (C7) Housing Allocated Site
New Mills
High Peak
SK22 3HE

Phone:

Email:

Submission: Objection

Comments: Our reasons for objecting to this application are:-

This area is part of your Local Plan as Policy H2(C7) Housing Allocated Site and Policy DS14. C7 went through the legal process over years to obtain this Allocation for Housing which all Victoria Mill site owners and neighbouring properties were involved in. One of the requirements in these policies is for a comprehensive masterplan that seeks to minimise any conflict between residential and employment premises in terms of amenity and safety, where are the masterplan details to cover this application?

One of the significant reasons regarding this site is the traffic and environmental issues. The access to the site from Victoria Street off Albion Road is limited due to the width of the road and access from Woodside Street means all the traffic has to gain entry to the site by our narrow access road. This access road is only approximately 16ft wide and was only designed for the one premises of Victoria Mill. When it was a cotton Mill in a bygone era there was very little traffic and at this time it used the canal for transportation. This application would generate far too much heavy traffic and extra traffic from a change of use for multiple commercial and industrial occupancy and boxing facility with far too much congestion on our access road that was never designed for this kind of planning application to be approved.

B8 is the class use for Storage and Distribution with the the definition of being suitable in areas of industrial and commercial activity in appropriate designated sites. This is not a suitable site for B8 usage.

The B8 storage for 50, 20ft shipping containers, if it was to be considered which is against the Local Plan would mean that large heavy goods vehicles would firstly have to deliver the 50, 20ft shipping containers via Woodside Street or Victoria Street, these roads are not suitable or wide enough for this amount of large trucks and then onto our access road which is certainly not suitable or wide enough for negotiating into the premises of Unit B/b3. With 50, 20ft shipping containers the amount of traffic generated for the commercial and industrial usage of these shipping containers would be enormous with hundreds of journeys by commercial vehicles over our access road and surrounding roads. It is contrary to restricted covenants on our access road and we have a leasehold agreement with United Utilities over the access road to the sub station for electric cables and communications under the entire length of the access road between Victoria Street and Woodside Street.

Any application for Unit B/b3 if it was too be considered against Policy H2 and DS14 should be required to provide a new access to their premises via Victoria Street without using our inadequate access road.

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