

HPK/2023/0320

Outline Planning Permission with all matters reserved for two new dwellings, land adjacent to 8 Nursery Close, Glossop, Derbyshire, SK13 8PQ.

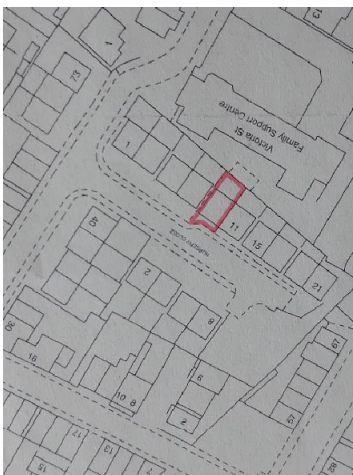
Nursery Close consists of 14 semi-detached bungalows for residents aged over 55. The vast majority of the current residents are over 70 years of age, many are over 80 and one is over 90. All live independently – many still drive – but many have serious health conditions and are visited by carers.

Whilst the application is for outline permission only, there is insufficient information provided for this application to be considered. There is no planning statement, transport statement or design statement. The site plan provided fails to provide basic details such as:

- Driveways
- Parking spaces
- House sizes/dimensions.

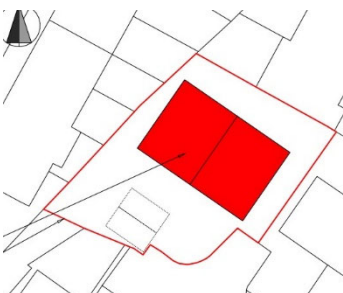
The application is for two three-bedroom semi-detached bungalows. Given that all the current properties are exclusively for over-55s, that restriction should apply to any further development if deemed suitable.

However, this application should be refused for the following reasons:



Nursery Close is a narrow cul-de-sac with a turning circle at the end. Nine of the bungalows have driveways so have off-street parking. There is effectively a layby outside numbers 9 (house marked in red) to 19 to provide parking for those residents.

The road is only wide enough for one car to use at a time. Any on-road parking outside the layby obstructs refuse wagons and emergency vehicles. Inevitably, ambulances are called out more frequently than on a standard road so ensuring there is adequate access is essential.



It would appear, though there are no proper plans to show this, that the applicant intends using part of the turning circle as the driveway to both properties. The plan appears to show two parking spaces, but these are not labelled. In any event, each property would require two parking spaces, and these are not indicated.



The plan fails to show the site levels. The site slopes sharply from the roadway on Nursery Close and there is no indication of at what level the houses would be in relation to Nursery Close and the affected properties on Victoria Street. The proposed properties would overlook the houses on Victoria Street and would block light to them.

Before the land was sold, the previous owner took down the trees that were on the site, leaving substantial tree roots. If they are dug up, they will cause the soil to collapse and would put the turning circle at risk of subsiding.

The applicant has cleared bushes and some undergrowth. In the past the site has suffered from Japanese knotweed, and I believe it is still present. It is not clear if the applicant undertook an assessment of the Japanese knotweed and recorded what remedial action was appropriate and taken before starting any clearance work on the site.

This application should be refused.