

ANNE WALKER

9 NURSERY CLOSE

GLOSSOP

SK13 8PQ

HPK/2023/0320

Outline planning permission with all matters reserved for 2 new dwellings.

I object to this application for the following reasons:

On the Land Registry Map, Nursery Close from King Street is narrow where numbers 1, 3, 5, 7 are on the left; and 2, 4, 6, and 8 have driveways providing OFF ROAD parking. At 9 the road widens where numbers 9, 11, 15, 17, 19 are (there is no number 13) to effectively provide a layby for parking for those houses. Number 21 has off road parking. Next to No. 8 there is a turning spot. There is no space for on-street parking there.

Numbers 34 to 40 and 69 to 71 King Street, together with all the properties on Nursery Close, were built specifically for over 55s. All are owned or are in shared ownership and we pay a service charge to the Guinness Partnership. The fencing at the side of No. 8 is a boundary fence.

Most of the residents are over 70 and all live independently, some with help from carers. Many of the residents still drive and most are Blue Badge holders (I am 84 and a Blue Badge holder) so being able to park outside our homes is a necessity both for residents and carers.

Visitors to King Street have to park on Nursery Close as there is a lack of room to park between Derby Street and King's Close. Parking is already an issue and would become more of a problem if this application was granted.



The refuse wagons have to reverse down the close to load. Emergency vehicles, particularly ambulances, which are often required due to the age and health of the residents, also have to reverse. The refuse wagons often have to miss us as they can't get into the top of King Street from Derby Street because of parked vehicles. Nursery Close is not designed for large vehicles.

This application is for 2 semi-detached bungalows with 3 bedrooms. The plans do not show the mandatory two parking spaces for each property or detailed access. These should be submitted before this application is considered.



The site steeply slopes from Nursery Close. Details of the proposed site levels and how these would be achieved need to be submitted before this application is considered. Also, the proposed houses would overlook and block light to the adjacent properties on Victoria Street.

The land has Japanese Knotweed on it. There was some growing on it last summer and the owners, when they were clearing fly tipping, sprayed the top of the land with weed killer. An assessment, and details of how the Japanese Knotweed would be controlled, need to be submitted before this application can be considered.

This application should be rejected.