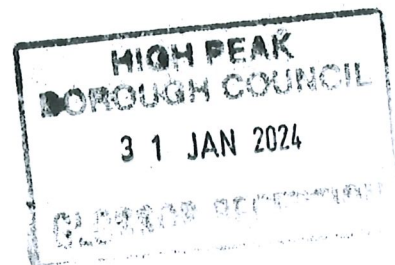


High Peak Borough Council Planning Department,

Re: Planning Application HPK/2023/0320 – 8 Nursery Close, Glossop. SK13 8PQ



21

Nursery Close,
Glossop
Derbyshire
SK13 8PQ

30th JANUARY 2024

I wish to object in the strongest possible terms to the proposed development of 2 new dwellings on the land adjacent to 8, Nursery Close.

The application form completed by Mr Howe contains information that is untrue and inaccurate despite his claim to the contrary by signing the form. The form states that it is for 2 new dwellings but in the section of the form for proposed developments states only one 3 bedroom property is planned due to the false claim that there is already an existing 3 bedroom property on site. The site contained mature trees for over 20 years with the presence of a boundary fence, affording privacy to residents of Nursery Close, Victoria St and Derby St. No property as he describes has existed on the land. If planning are led to believe that a bungalow already exists this could influence the planning officer to approve the building of a second property.

It appears that the Arboricultural Officer for HPBC has given no response. This is of grave concern as there has been the presence of active Japanese knotweed on the land. The landowner commenced apparent preparatory work in June 2023 in the form of tree stump and log clearance and weedkiller application, despite the fact that planning application had not been submitted until over a month later. The planning department were informed of the commencement of the works described and concerns were raised as to the presence of Japanese knotweed and the potential devastating effects it could have on surrounding properties on Nursery Close, Victoria St and Derby St.

Despite the council being made aware of this more than 6 months ago, the lack of response gives cause for great concern. Japanese Knotweed is a rapidly growing, invasive, perennial weed with the potential to damage concrete and gardens. It is exceptionally difficult and costly to eradicate. It is the responsibility of the landowner to treat it and ensure it does not spread to neighbouring land and properties. Mr Howe is liable for the cost of losses arising from any remediation work, as well as the costs of altering, repairing or demolishing a part of any property resulting from damage caused by the weed.

It is unclear whether any confirmation has been provided as to the total eradication of the Japanese knotweed, particularly on such challenging, uneven and sloping ground.

It is noted that the Local Highways Authority state "There are no highway safety objections to the above-mentioned planning." It is a concern that there is the potential impact on highway safety due to the presence of a turning circle at the site of proposed access. There is parking for residents' cars from no 9 – 19 Nursery Close that do not have driveways but on street parking. It would be appropriate for the Highways Officer to complete a full site inspection with regards to the impact on access and turning for emergency vehicles in addition to the potential of restricted road access for the driveway of 21 Nursery Close.

It is prudent to mention that within the online planning application, the listed online consultations have apparently omitted the residents of 1, 3 & 5 Nursery Close and numbers 3, 5, 15, 17, 19, 21, 23, 25, 27 & 29 Derby Street. It is unclear why though, residents of 82,86a,86,88,90,92,94,96,98 & 100 Victoria Street have been included in the consultation list when those properties mentioned above that are far nearer the proposed building site have been excluded from the consultation process in the form of individual neighbour notification. The omission in consultation of so many residents in the nearby locality listed above demonstrates an unfair and potentially biased consultation process as it does not allow due regard of all affected to be able to make their views known.

The disturbance caused by: heavy plant vehicles, lorries with equipment and building materials being delivered to the site on a very narrow road could also be considered a highway safety issue with real potential for restricted road access for residents of Nursery Close not to mention the residents of Derby St, King Street and King's Court who would also be impacted by the traffic congestion and compromised road access during development.

The noise, dust and dirt expected from such a development will cause a negative impact on the health, safety and overall wellbeing both physical and emotional to the residents nearest to the land on Nursery Close, Victoria St and Derby St. Many have varied medical conditions including respiratory conditions, the environmental dust and general distressing disruption would pose a major threat to health.

Please note this objection to the planning application.

Yours Sincerely