

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 26 February 2024 14:38:51

Application Reference No. : HPK/2023/0320

Site Address: Land adjacent to 8 Nursery Close Glossop Derbyshire SK13 8PQ Glossop

Comments by: ROBERT LEE

From:

QUARRY HILL
CORNHILL
BANFF
ABERDEENSHIRE

AB45 2AS

Phone:

Email:

Submission: Objection

Comments: Dear Sirs,

As the court of protection appointed deputy for Mrs J Lee a resident of Nursery Close, I would be obliged if the following planning objections could be considered as part of the planning application HPK/2023/0320.

Points of Objection:

Access:

The current road to access Nursery Close was designed to accommodate the existing development only, it was never designed to cope with additional traffic and thus the addition of new dwelling buildings will increase road usage beyond its designed status.

The planned dwelling houses will require at least 2 parking spaces per plot. There is current insufficient offroad parking in the facility of the planned development as is. Additional dwelling houses will increase on road parking and make it difficult for existing residents to park and manoeuvre their own vehicles.

Please note that given the age profile of the residents and their medical conditions (who frequently require) hospital treatment and the use of ambulances and patient transport service. It is not unreasonable to request that the existing roadway be kept clear of obstructions to allow emergency vehicles to access these properties. The addition of 2 new dwelling houses would have a detrimental effect on their ability to access properties if the developments were allowed to proceed.

I would also bring to your attention current parking conditions and the lack of any disabled / or designated parking for residents with additional support needs or owner/occupiers with registered blue badges.

In the event of parking on both sides of Nursery Close by residents / visitors prohibits access to council service

vehicles (bin lorries) as well as Fire Service tenders. This can be proven on the scale drawings in the application.

Drainage

Given the site topology, I do not think that it unreasonable to request that the planning application reviews in detail existing provision. Based on the attached drawing to the planning application I can see potential drainage issues arising from the construction of the 2 planned dwelling houses.

In respect to drainage the first point to consider is surface / grey water from the surrounding area and the second is the disposal of the grey water from the dwelling houses.

The existing drainage / water provision would also need to reviewed to ensure that there is sufficient provision along with the effects on existing property owners water pressure levels.

Given the existing low water pressure levels suffered by occupiers of Nursery Close I do not feel that is an unreasonable request to block the application until detailed studies have been caried to ensure no effect on existing residents.

Light

Based on the limited information within the application I can conclude that the proposed new dwellings will significantly affect light levels in the surrounding properties. It would also have a potential to effect residents who have or are at least considering SOLAR PV panels to reduce greenhouse emissions.

The erection of the new dwelling houses will also block out a significant amount of natural light in several properties adjacent to the development depending on the time of day.

Privacy levels

Given the elevation of the proposed dwelling houses there is a significant risk of privacy issues for existing properties if the planned development was allowed to progress.

Wild life

The existing site whilst may look derelict is indeed home to an abundance of wildflower and wildlife. A detailed survey needs to be undertaken to consider the effects on the existing fauna, flowery and wildlife and the reported endangered species that have been observed at the site in previous years.

Use of land

As has been stated in other objections, the existing development was developed with the sole purpose of providing sheltered housing. The addition of 2 new dwelling house to this development would infringe on the terms of the existing use of land and its designated purpose as sheltered housing as the new dwelling houses would not be designated as sheltered housing

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
