

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 29 February 2024 08:14:04

Application Reference No. : HPK/2024/0041
Site Address: Land at Blackshaw Clough Glossop Derbyshire
Comments by: Lynn Tomlinson

From:

7

Bute Street
Old Glossop
Glossop
Derbyshire
SK13 7PZ

Phone:

Email:

Submission: Objection

Comments: I am writing these comments as I strongly object to the Outline Planning Permission to build up to two (2) dwellings on land at Blackshaw Clough, Glossop, Derbyshire as this is a Greenfield Site and Brownfield Sites should be developed before Greenfield Sites.

The planning committee this week have approved full planning permission for the construction of 7 new houses on vacant Greenfield land to the north east of Highstones, Bute Street (HPK/2022/0259) as well as outline planning permission for the development of up to 56 new homes on land east of Bute Street (HPK/2019/0216). Neither of these two (2) developments were in the local plan. In addition planning permission has already been approved for the building of 41 homes on the former Shire Hill Hospital Site and work is already underway (HPK/2023/0337) and this development more than exceeds the number of houses in the local plan which was for 30 dwellings to be built. These are on top of the Hawkshead Mill site which has been developed by this applicant.

Although this application is only for up to two new developments the residents on Bute Street and in Old Glossop will be faced with massive infrastructure problems as the roads in Old Glossop are narrow and Church Street and Thorpe Street were originally built for horses and carts. In addition, the residents on Bute Street will be faced with in the short term construction traffic flowing backwards and forwards as materials will be delivered and will be taken away for up to 104 developments. Longer term when the properties are built there would be a further 210 vehicles travelling backwards and forwards along Bute Street everyday (from residents of the properties) as well as other delivery vehicles or visitors and the infrastructure of Old Glossop can't cope with this increased traffic.

The overflow channel besides Hawkshead Grange borders this application and the lead Flood Authority, Derbyshire County Council objected to the application on 11 April 2022 as the proposed development site was not fit for purpose. Currently residents on the Hawkshead Grange development whose houses are besides the overflow drain suffer flooding.

As a result of the above, this application should be Rejected

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