

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 08 May 2024 13:47:35

Application Reference No. : DOC/2022/0051

Site Address: Land Off Longclough Drive Longclough Drive Simmondley Glossop Derbyshire

Comments by: K Raine

From:

Longclough Drive
Simmondley
Glossop

Phone:

Email:

Submission: Neither

Comments: I am making these comments for the public record.

I am very concerned that this application has been re-opened to attach pre commencement conditions that were not determined before development began. Condition 5 of HPK/2021/0081 required that "No development above foundation level shall be commenced until full details of hard and soft landscaping details for the individual plots have been submitted to and approved in writing by the Local Planning Authority";

This application for discharge of conditions 6/7/8/9/12 was determined on 2 Feb 2023 with a written decision. Development on this site commenced in Apr 2023. The application form of this discharge of conditions was amended to add condition 5 and a hard and soft landscaping plan was added on 20 Mar 2024.

Condition 5 was not included in the original decision to this discharge of conditions, so would still appear to be unapproved. It is now over a year after development started and this was a pre commencement condition. This would be appear to be yet another reason why the development on this site is now unauthorised. I question the reason it was held back in Feb 2023 and can only think it was because the developer was trying to get additional development on the site passed. This now another instance of conflict between the original planning consent (APP/H1033/W/17/3177730 of HPK/2016/0416 and HPK/2021/0081) and the, I believe, unlawful development (HPK/2022/0471), which changed the detached house at plot 6 to a pair of semi detached houses.

It is also concerning that the hard and soft landscaping plan conflicts with the footpath plan that was approved under condition 6 of HPK/2021/0081. The footpath plan has a branch of footpath running past the balsam poplar (tree T15), between plot 5 and Longclough Drive. The hard and soft landscaping plan does not contain this.

I remind planning officers that condition 6 concerning the footpath requires that "The approved details shall be completed in full prior to first occupation of the approved units." This is a condition that the Council themselves made, so it would be very concerning if this was breached for the benefit of the developers.

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