
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2024/0154 Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: Kate Pinnock
From:

Submission: Objection
Comments: Dear Planning Committee,

I am writing to formally object to the planning application HPK/2024/0154 for the proposed development on Cottage Lane. As a resident of this area, I have several concerns regarding the negative impacts this development will have on our community.

1. **Habitat and Biodiversity Loss:** The proposed site is home to a rich array of wildlife, including bats, endangered birds, deer, badgers, and hedgehogs. The development would lead to the destruction of these habitats, which is not only environmentally detrimental but also goes against the council's duty to protect local wildlife. This own council has declared a 'Nature Emergency', and that will commit to making nature's recovery a priority. Moreover, the area includes trees that are under a Tree Protection Order (Order 2023 No 3061), which should be preserved to maintain biodiversity and ecological balance.
2. **Increased Traffic Congestion:** The local infrastructure is already struggling to handle the current volume of traffic throughout Glossop. Cottage Lane is a narrow, almost single-track road due to the existing parking situation. Residents currently park on one side of the road so as to let emergency services and the buses down the road, but the street severely lacks parking. Introducing additional vehicles will exacerbate traffic congestion, not just down Cottage Lane but to the already extremely busy main road through the town centre, leading to significant safety concerns for both drivers and pedestrians.
3. **Parking Issues:** Parking is already a major problem on Cottage Lane. The proposed development will worsen this issue, as there are insufficient parking provisions for the number of new residents (1 parking spot for 1 bed properties, 2 parking spots for 2-3 bed properties). This hasn't taken into account what happens if residents of these new properties have more cars than estimated and what happens if they have guests. This will inevitably result in overflow parking on the already crowded lane, causing further obstructions and inconvenience to current residents, emergency services and public transport.
4. **Visual Impact:** The new houses will significantly alter the visual character of Cottage Lane. The current residents enjoy a peaceful and scenic environment, which will be marred by the construction of new buildings. This change will detract from the aesthetic value of the area and negatively impact the quality of life for existing residents.
5. **Loss of Privacy:** The proposed development plans indicate that the new houses will be built in close proximity to existing homes. This will result in a substantial loss of privacy for current residents, as their properties will be

overlooked by the new buildings. The intrusion into personal spaces is unacceptable and will affect residents' enjoyment of their homes as well as the surrounding area.

6. Strain on Local Amenities: Local amenities, including doctors' surgeries, dentists, and schools, are already operating at full capacity. The influx of new residents will put additional pressure on these services, making it even more difficult for current residents to access essential healthcare and education facilities.

7. Utilisation of Brownfield Land: According to the council's own policies (High Peak Local Plan S1: Sustainable Development), priority should be given to developing brownfield sites (land that has been previously developed) over greenfield sites. The proposed development on Cottage Lane contradicts this policy, as there are numerous brownfield sites in the area that should be considered first. Utilising these sites would minimize environmental impact and align with sustainable development practices.

8. Destruction of Historical Property: The proposal includes demolishing an end-of-terrace property (number 54) to widen the access point for the development. This property is an integral part of the historical fabric of our street and its loss would be a significant blow to the heritage and character of Cottage Lane. Preserving our historical architecture is crucial for maintaining the unique identity and cultural history of our community.

9. Impact of Flooding/Land slippage: The development up Glossop Road & The Crowberries & has ceased work due to land movement and building slippage. The site area for application HPK/2024/0154 is listed by the Coal Authority as a high risk development area & this has been stated in the housing surveys completed by newer residents to Cottage Lane. According to the Coal Authority developing on such areas could pose a potential risk to surface stability and public safety, as well as causing potential structural damage to the properties of Cottage Lane.

In conclusion, the proposed development poses numerous significant challenges and disadvantages for the local community. I urge the planning committee to reject this application in favour of preserving the character, environment, and wellbeing of our community.

Thank you for considering my objections.

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