

Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0401
Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: Stephen Rimmer
From:
33 George Street

Glossop
Derbyshire
SK13 8AY

Submission: Objection
Comments: Cottage Lane objection

Having read Section 4, the Conclusion of the Design and Access Statement put forward by the developer it is tempting not to bother OBJECTING because it is hard to see how this is not already a done deal.

Section 4 says: „The scheme has benefitted from a thorough understanding and appraisal of its locale and from a close and informed consultation process with the local council.

At many stages during its development the scheme has been subject to detailed review, resulting in improvements made to multitude facets including access, appearance, layout, scale, landscape design and sustainability„.

This tells me that as well as High Peak Borough Council selling the development site to the developer (Mark Twain Ltd) on 20th January 2005, for what appears to be the ridiculously low price of £44,000 for land unhindered by any covenants, HPBC has worked „closely„ with the developer to come up with a scheme that they appear to be happy with.

Having spent £ 31046.00 on the application fee and probably similar on the preparation HPBC must have indicated their support (even if tacitly).

I object on a number of grounds:

1. Cottage Lane is already an overburdened access to the Gamesley estate, with double parking and limited visibility. Creating another access onto it adds to traffic, adds to traffic attempting to leave onto Glossop Road and will lead to accidents.
2. As Section 2.4 Appraisal of local built environment says „The local area comprises mainly Victorian two

storey terraced housing finished in local stone and slate roof tiles. So buff brick and concrete roof tiles are totally out of character. Stone and Welsh blue slate are appropriate to the area.

3. Yet more over-burdening of facilities, roads, schools, health, etcetera.

BUT MOST OF ALL, Cottage Lane (Bluebell Wood) is part of the only surviving ancient woodland in Glossop. It used to be a public access nature reserve in the 1970s. If Councillors considered the trees on the former Shepley Mill site on George Street, Glossop, which is a brownfield site previously designated the TC11 Regeneration Area, needed saving from development, then this site which is far older with a much greater diversity of wildlife absolutely needs saving.

Section 2.1 Location says, 'The site is 1.10ha/2.72 acres of mostly wooded land', and The Arboricultural Impact Assessment and Method Statement says, 'The site survey identified a total of 69 individual trees, two groups of trees, three hedges and one woodland on and adjacent the site. These included two individual trees graded Category A (trees of high value), 19 individual trees, one group and one woodland graded Category B (trees of moderate value), 41 individual trees, one group and three hedges. Seven individual trees were graded Category U (trees unsuitable for retention)'.

Consider earlier major developments in conservation areas, Calico Court and the Primary Care Centre; the intention may have been to keep trees, but there is not a single original tree left on either site apart from one leylandii.

The two ancient trees may be retained, but 7 category B trees, 1 category B group and 1 category B woodland have been identified for removal; 25 category C trees, 1 category C group and 3 category C hedges have also been identified for removal; and 6 category U trees have been identified for removal.

So 38 trees, 1 woodland, 2 groups of trees and 3 hedges for REMOVAL. Dress it up as much as you like, a maximum of 31 trees will be retained.

I OBJECT MOST STRONGLY

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