

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 12 November 2024 20:46:42

Application Reference No. : HPK/2024/0401
Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: Andrew W
From:

Cottage Lane
Gamesley
Glossop

Phone:
Email: atwilliams2@gmail.com
Submission: Objection
Comments: There are multiple errors in the supporting documents: in no particular order:

Phase 1 Geoenvironmental site assessment - Lists 52 houses instead of 51 on the main application. The red line boundary is also incorrect on this document and does not match with other documents.

The Statement of Community Involvement Cottage Lane, Glossop - has not been updated since the previous application and is wrong in that regard anyway. This document also states that 'development strengthens existing linkages to surrounding greenspace'. How is this true? The existing footpath is more direct and shorter.

Tree protection areas are not observed (as per the Arboricultural Impact Assessment)

Some of the green and blue trees (category A & B) are not protected and the root protection areas overlap with construction of road or houses. For example T63, T60 are not shown and there is construction in areas of root protection e.g. T68

The document "22-559-P15 Bin Stores" shows storage for 4 x 140L bins for each house. Almost all houses in the local area and indeed in Glossop (and Greater Manchester and Derbyshire) have 3 x 240L bins - residual waste, green waste and comingled recycling. Is 560L considered sufficient for houses that typically have 720L and what is the 4th bin for?

The application form itself - "Do the proposals require any diversions/extinguishments and/or creation of rights of way?" Answer - "No". This is false.

"Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated" Answer "No" - False. The tree protection order was placed on the site precisely because of loss of biodiversity before planning permission was granted.

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>
