

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0446

Site Address: Adult Education Centre Spring Bank New Mills Derbyshire SK22 4AZ High Peak

Comments by: Victoria sutton

From:

Springbank gardens
New Mills
High Peak

Submission: Objection

Comments: Springbank Gardens is a development of 12 houses that were completed in 2005/2006.

We purchased one of those house from the developer in June 2005.

A few of these houses are still leasehold. The developer still owns the land these houses stand on and as far as we are all aware he still owns the road.

The current position:

Springbank Gardens is unadopted. I think that Cresswell street is the same.

In 2005 the Local Authority refused to adopt either of these roads because, they said, the pavement curbs were substandard on Cresswell Street and Springbank Gardens. This was caused by construction traffic accessing the Springbank Gardens development and possibly substandard materials. No one put these defects right.

The Council has therefore not adopted Cresswell Street or Springbank Gardens and 20 years have passed. We have no street lights because neither the council or the developer will change the bulbs or repair any damaged lights. This carries risks to public safety but requests for replacements are ignored by both parties.

The curbs are still damaged. There are no salt boxes anywhere even though the road is steep and becomes icy in the winter.

After 20 years nothing has been done to ensure these roads are safe and no one takes responsibility for them. They will continue to decline irrespective of whether the proposed planning permission for the adult education centre is granted.

Residents in Springbank Gardens have had to purchase insurance to protect them from the risk that the owners of Cresswell Street could (in theory) close the road and prevent access to Springbank Gardens.

Are the developers of the school site aware of the current status of Cresswell Street and Springbank Gardens and will their new tenants be advised to do the same?

The responsibility for these two streets needs to be sorted out before this planning permission application is approved.

Turning and manoeuvring construction traffic:

In respect of the top of Springbank Gardens, there is a turning point at the hammerhead. This is a limited space. Large vehicles have become stuck before now and smashed into our property when they have tried to manoeuvre. There is a limited amount of room at this end for any construction traffic to turn around. It is inevitable that they will come up the road rather than navigate the tight left hand turn into the rear of the site. There is parking for the Alms Houses and people on Springbank on the right hand side at the entrance to Cresswell street. This area is also used by parents on the school run.

The Council will be aware that even the refuse collectors can only reverse up this road. There is no room for manoeuvring.

Construction traffic should not be driving up and down these private, unadopted roads.

It will cause damage to the road and curbs, and will be a hazard to other drivers. Who will pay for the repairs?

Congestion for the new residents:

Once the apartments are sold the traffic coming and going in and out of the new apartments car park will cause a lot of congestion at the bottom of Cresswell Street.

Parents park at the bottom of Cresswell street and along Springbank before and after New Mills Primary School opens and closes. The area is congested every morning 8.30 -9.15 and from 2.30 - 3.30pm.

The existing parking on Springbank is not enough for its residents. They park at the bottom of Cresswell Street already.

Provision for just one parking space per apartment could lead to residents of the apartment and their visitors using Springbank Gardens to park. This is not feasible.

This is already a narrow road with a limited turning area. Parking on at the top of Springbank Gardens in the turning space or on Springbank Gardens or Cresswell Street will cause obstructions and limit access to the properties we live in.

It also has potential to damage to our property and enjoyment of where we live.

Springbank Gardens homes have clauses in their leases which restrict the owners from changing the appearance of these homes. There is a responsibility on each resident to keep the standards to a reasonable level. Cars being parked every evening up and down the road or being dumped for days on end will infringe on our freedom and enjoyment of the houses we look after.

Noise

The construction stage while alterations are down to the property will create a lot of noise to the surrounding neighbourhood.

The noise the construction traffic will cause will also be disruptive in the day.

26 apartments will create noise, especially in the warmer months when windows will be open. This will disturb the people around.

Coming and goings of in excess of 26 cars and all the noise associated with that will cause even more disruption.

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