

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 12 January 2025 00:10:55

Application Reference No. : HPK/2024/0446

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

Comments by: Katie crutchley

From:

3

Springbank Gardens

New Mills

High peak

Derbyshire

SK224BJ

Submission: Objection

Comments: We have live at 3 springbank gardens since the 2004. We are leasehold. The developer still owns the land our house stands 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 the council have not adopted the road for springbank gardens or cresswell st, and this is the owners responsibility now to look after and maintain this road. The Council have refused to put a irritating box on the road even though it is extremely dangerous in the winter, so much so that a car drove into our garden wall 10 years ago and caused significant damage and an elderly gentleman was injured. The street lamps are not changed, and we have very poor lighting. Our house was burgled last year and if there were better street lamps this could have help prevent thieves breaking in.

The school parents park all along Cresswell street and use springbank gardens as a turning circle and already cause significant chaos on school drop off and pick ups.

If the proposed planning were to go ahead the plans for 1 parking space per flat is not substantial and will cause visitors and owners to park on springbank road. Springbank Gardens and Cresswell street.

As a property estates coordinator I know that when owners of flats are provided only 1 parking space this causes problems and with already limit spaces for parking along these roads for current residents and parents of the school this is only going cause more issues.

The noise that the developers/builders will cause and heavy vehicles diggers etc is also a massive concern and with the road been unadopted we are responsible for any damaged caused, so it is definitely not approved myself to use this road currently.

If the council are willing to adopt Cresswell street and Springbank gardens and maintain the road if planning was to be accepted then this may make residents feel different.

The number of flats being proposed is also a concern, lower cost housing causes other problems with refuse waste collections, fly tipping and rats. I manage site like the proposed and this is one of the biggest problems in apartment living.

I object to the plans and feel this will massively impact the home owners on Cresswell Street and Springbank Gardens.

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