

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 13 January 2025 11:01:30

Application Reference No. : HPK/2024/0446

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

Comments by: Stephen & Juliette Hughes

From:

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Springbank Gardens

New Mills

New Mills, High Peak

Derbyshire

SK22 4BJ

Submission: Objection

Comments: As residents of Springbank Gardens we wish to raise an objection to the proposed development in its current form for the following reasons.

Parking - As has been noted by a large number of local residents we have concerns that the level of car parking proposed will be insufficient to cater for the expected increase in car parking numbers. The local roads are already at maximum capacity, particularly during peak times such as school pick up and drop off and that any likely increase would cause significant issues for both current and new residents. We would therefore request that on site car parking would either need to be increased or the total number of units proposed be reduced to a more appropriate level.

Access / Vehicle Movements - The existing and proposed access to the site is via Cresswell Street that is in effect a narrow single track cul de sac due to car parking on one side of the road. Additionally, this road is not adopted (therefore has no maintained streetlighting) so is a private road for residents only which comprise 12 houses in Springbank Gardens and 5 houses on Cresswell Street itself, along with 5 further properties on Cresswell Avenue. As the proposed development has 24 units it means that overall car movements on this road will be more than double that would be unsuitable for the current width of the road.

Additionally the junction of Cresswell Street from Springbank is a particularly difficult junction to negotiate due to its single lane access, which is exacerbated by the fact that Springbank itself is often only single lane on this section due to car parking on one side of the road. There is only a very short section of double yellow lines local to the junction which means the visibility splay is ineffective. We would therefore request that firstly, the road be adopted so that the increased wear and tear would be covered by the Highways Dept rather than local residents. Secondly, although we appreciate this application does not meet the minimum threshold for a full

Transport Assessment, we believe due to the significant issues that currently exist with regard to capacity at the Cresswell Street / Springbank junction that this is likely to get worse as a result of this development, and that a Transport Assessment would be essential in this case prior any planning decision being made.

Cresswell Street Road Adoption - As mentioned above, neither Cresswell Street nor Springbank Gardens are adopted. It is to our understanding that the reason for this is a long standing dispute between the developer and Derbyshire County Council that originated during construction works in 2005. A figure of £60,000 is meant to be outstanding to Derbyshire County Council from the developer who is also the freeholder. All properties that use this road therefore cannot be guaranteed access, and an insurance policy is therefore required from each leaseholder who uses this road. This also would likely apply to the units in the new development as they would need access from a non adopted road where the ownership is unclear. We would therefore request that this situation would need to be resolved prior to any planning decision being made, and that the developer for the proposed new works would contribute towards this.

Construction Access / Deliveries - We have concerns about disruption on Cresswell Steet during the construction period from vehicles entering the site and more realistically unloading on Cresswell Street when access and deliveries access to Springbank Gardens would become blocked for a significant period due to the single lane nature of the road. We would therefore ask that a full construction management plan be submitted for consideration as a pre commencement planning condition.

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