

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 04 February 2025 21:51:09

Application Reference No. : NMA/2025/0003

Site Address: FORMER SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire SK13 7QP GLOSSOP

Comments by: norman Lawrence

From:

The Lodge
Bute Street
Old Glossop
Glossop
Derbyshire
sk137pz

Phone

Email:

Submission: Objection

Comments: As the homeowner of The Lodge, Bute Street, Old Glossop and the people most affected by the proposed access I have several road safety concerns regarding in relation to the access arrangements shown on drawing SCP/220238/D01 prepared by SCP for Cube Homes. I ask the Planning Authority to confirm if the Local Highway Authority have been consulted on the non-material amendment application and respectfully request they consider and respond to me on the following:

¿ There is an error in the topographical survey which forms the basis of the SCP drawing which illustrates a narrow gate into my property on the radii of the proposed access junction. As can be seen on the image below, this gate forms the vehicular access to my property (norman take a photo with a car parked on your drive).

¿ The drawing does not include the extent of the adopted highway boundary. Is the Local Highway Authority satisfied that the works shown on drawing SCP/220238/D01 can be delivered within the adopted highway?

¿ The drawing does not include visibility splays from either the proposed junction or from my driveway. Is the Local Highway Authority satisfied that the requisite visibility splays in accordance with the 30mph speed limit can be achieved within the adopted highway, that they do not pass through my land and are not obstructed by the existing wall on the gate to my property? Visibility splays should also consider the gradient on the access.

¿ Are the Local Highway Authority able to confirm if the access arrangements as shown on drawing SCP/220238 have been subject to a Stage 1 Road Safety Audit cognisant of the proximity to my driveway?

¿ Are the Local Highway Authority able to confirm that the 3m radii on the junction is acceptable despite the 6 C's Design Guide requiring a minimum of 6m?

¿ If the Local Highway Authority are satisfied that the access arrangements shown on drawing SCP/220238/D01 delivers safe and suitable access (for all users including pedestrians and cyclists) to both the new development and my existing property. Are they able to confirm how access to my property will not be prejudiced?

¿ Is this really a non-material amendment? Usually ¿non-material amendments¿ are minor and rely on the fundamentals of the scheme already having permission. This is a permanent solution to the access for the access and therefore this amendment should be refused due to the fact it is ¿material¿ as it significantly alters and compromises my access from the original permission.

¿ If this whole access road in its current guise as shown in the drawing SCP/220238/D01 prepared by SCP for Cube Homes is passed it will cause serious and dangerous Implications for my family and I. These serious and dangerous implications are outlined as follows,

¿ The entrance on to my front drive is already at an angle and therefore entry and exit from my driveway has

to be slow and cautious. Any drivers exiting my driveway will have to come out at an angle parallel to the dry-stone wall on the right-hand side as you look at my house from Bute Street. This course will take them directly into the mouth of the proposed junction of Bute Street and Blackshaw Clough as the front of any vehicle leaves the driveway. Crucially this takes the driver the other side of the stone pillar that once formed part of the entrance to the old Workhouse / Hospital entrance but which is now in my front driveway. At this point any driver will struggle to see any distance along Blackshaw Clough and due to the stone pillar any vehicles coming down from this development will not be seen as they will be totally obscured by the pillar and conversely any vehicle leaving my driveway will not be seen by any motorists coming down from the hospital development. Due to the fact that anyone using my front drive will have to either reverse on to it or reverse off it either way the lack of visibility will make this a dangerous manoeuvre every time it is made.

¿ The proposal of a ¿Give Way¿ junction immediately outside my house is most certainly not something I relish due to the close proximity of the junction to my front gates. The proposed road is being pushed nearer to my boundary wall due solely to the fact that the owner of the land on the South side of Blackshaw Clough has a desire to develop this land and whilst they have come to an agreement to concede some land to enable the widening of Blackshaw Clough and a pavement this is a very small amount of land which means that the road widening brings the road nearer to my property in a very unfair manner.

¿ The current situation is and always has been that vehicles coming from Blackshaw Clough onto Bute Street give way to any traffic coming from the right and the direction of the hospital development. All traffic is then slowed by the chicane and ¿Give Way¿ sign at the junction some 50 yards further along Bute Street at its junction with Kilmory Fold. This system has always worked well as traffic coming from Blackshaw Clough have to slow down initially for the bend at the South Eastern corner of my property and then at the Bute Street junction to give way to any traffic that may be coming from the hospital development area onto Bute Street. I question the need for the road to sweep around to the left in front of my house to form a junction with Blackshaw Clough. It is highly unlikely that any traffic coming from the hospital will ever turn left at this junction. They will all travel straight on to Bute Street to continue their journeys that way. Due to the fact that any traffic coming from the new hospital development will be stopped or slowed at the junction of Bute Street and Kilmory Fold and that very few if any vehicles will turn left on to Blackshaw Road surely the sensible Junction markings would be to continue to stop and slow any traffic coming from Blackshaw Clough. If traffic from Blackshaw Clough is not slowed down by such a junction then this is an accident waiting to happen and further exacerbates safety issues of my entering and exiting my driveway.

In summary, it just does not feel right or fair for me to have to put up with obvious difficulties and safety issues entering and exiting my property both in a vehicle or on foot. I cannot think of another house in Glossop that has a ¿Give Way junction immediately outside the front of the house in such close proximity and I challenge the planning committee to both think long and hard about answering my points raised and about allowing this access road / amendment. I will be seeking legal advice on this matter as I do find it incredulous that this can all be allowed to happen within such close proximity to my house. Please Note I do not object to the development of the Old Hospital site BUT I DO STRONGLY OBJECT TO THE NON-MATERIAL AMENMENT AND THE ACCESS ROUTE.

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