
From: planningcomments@highpeak.gov.uk
Sent: 14 July 2025 14:42
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0118 Site Address: Land at Hole House Mill Marple Road Chisworth
Derbyshire SK13 5DH Glossop Comments by: Martin Bell

From:

2 Rarewood House
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Submission: Objection

Comments: I object to the planning application HPK/2023/0118 on the following grounds:

Whilst I recognise the need for the redevelopment of the Holehouse Mill site and support the idea in principle, I have reservations about both the previous application from 2023 and this recent proposed amendment.

My primary concern is the proposed density of this application. I understand the sense in converting the original mill building into eight apartments, but I feel the total of 37 dwellings in total is far too many. The approved application HPK/2012/0007 permitted 22 dwellings, excluding the original mill building. On this basis, I would suggest the new amended plan be revised to a total of 30 dwellings, including the 8 apartments in the mill building.

I note that this amended application does not include any provision for affordable homes, although the first application from Prisma (HPK/2008/0721) offers two affordable homes. This offer was repeated by Mt Tim Johnson in a subsequent letter to the planning officers on 07.10.2015. I would respectfully suggest that the current application be amended to reinstate at least two affordable homes.

At odds with the number of dwellings, I am very concerned with the limited number of parking spaces. I would argue that the policy of Derbyshire County Council of not including garage spaces should be applied. It is simply not feasible to guarantee that the residents of ¿Undercroft¿ exclusively use their garage space and never take up the spaces outside the building. A total of sixty spaces, excluding garages, would seem appropriate for thirty dwellings. It should be noted that the recent development of Kinderlee Mill in Chisworth has failed to accommodate the demand for parking spaces within the curtilage of the development leading to disagreements between residents and several vehicles being parked outside the curtilage of the development, contrary to the original planning permissions.

The suggestion from Walsingham Planning that ¿ the non-allocation of spaces will maximise potential use and leave any un-used spaces available for visitor or delivery parking¿ would appear to be a recipe for confusion and disagreement. I would certainly suggest that each dwelling is allocated specific parking spaces, as appropriate to each property, to avoid any doubt.

It has been recognised that the narrow access lane to the site is a challenge. I am particularly concerned about the increased vehicle movements at the junction onto the A626 which should be dependant on a site visit from

Highways. The narrow lane will obviously make two-directional traffic a challenge and I am very concerned with the limited pedestrian access from the A626 to the residential site alongside the lane.

The plan has suggested an alternative pedestrian route from the A626 along the western side of the development, claiming that this follows a historic footpath as shown on replica maps from the nineteenth century. It should be noted that no such footpath exists on the Definitive Map of Derbyshire. In actual fact, the route of this historic footpath is across the property of the abandoned red brick house which is not within the boundaries of Holehouse Mill. The suggestion that pedestrians might use this route for easier access to the bus stops is, frankly, a red herring. The inadequate bus service only offers six buses in each direction between Glossop and Stepping Hill Hospital between the hours of 0700 and 1800 (roughly one every two hours). Monday to Friday only. There is no service at all at the weekend.

I have read through the Flood Risk Assessment and I am astonished that the main report is unchanged since it was written in November 2022. Despite being regularly re-checked - most recently 13.06.2025 - there have been no obvious changes or recommendations. The recent serious flooding problems around last New Year have been well-recorded with both HPBC and DCC about the very serious situation on the A626 at the bridge adjacent to the lane to Holehouse Mill. The lane itself was also seriously flooded in this instance and yet the FRA makes no mention of it despite many of the most local residents being adversely affected by the resulting standing water. It is to be hoped that the restoration of the mill pond might alleviate the situation in the inevitable event of a recurrence of such heavy rainfall in the future. I would expect that the relevant authorities should be responsible for determining on this subject rather than relying on a report from a company who have been commissioned by the applicant.

In the same vein, all the concerns raised at the time of the initial submission of HPK/2023/0118 are still relevant to the community and should be investigated and reported on by the relevant HPBC and DCC departments, such as:

- * potential contamination at the works on Coombes Lane, upstream of the Holehouse Mill site
- * potential contamination on the Holehouse Mill site itself
- * potential fouling of Chisworth Brook from either the above two sites or the United Utility pumping station. There have been several reports of discolouration in the Brook below Holehouse Mill over the past few years.
- * can the necessary utility services be delivered at this proposed development? The lessons of Kinderlee Mill would suggest this is doubtful - particularly in the case of sewage and wastage.

Thank you for the opportunity to share my comments.

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