
From:
Sent: 21 July 2025 09:56
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0157 Site Address: GOYT VALLEY HOUSE Jubilee Street New Mills Derbyshire
SK22 4PA HIGH PEAK Comments by: Tracey Dawson NEW MILLS TOWN COUNCIL, TOWN HALL

From:
Town Hall
Spring Bank
High Peak
New Mills
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SK22 4AT

Phone:

Email:

Submission: Neither

Comments: Re-use of an vacant building for additional dwellings is welcome, however the narrow access and existing parking issues are valid concerns raised by several residents.

The information submitted with the planning application is inconsistent, which makes providing comments difficult.

Throughout the transport statement it's clear that it has been prepared on the basis that the application is for only 14 apartments rather than the 17 that is proposed. The transport statement attempts to justify that 27 car parking spaces is ok but based on 14 apartments.

The planning statement refers to at least 30 car parking spaces to be provided, which is not accurate. The Transport statement refers to 27 spaces (4.1), which are shown as 27 spaces in Figure 4 of the Design & Assessment statement.

However the submitted Proposed site plan shows a different on-site design of only 22 spaces, which is the same plan that has been used for the purpose of the ecological assessment, which raises questions about biodiversity net gain (BNG) calculations. As noted in the Transport statement (4.3) the High Peak Local Plan states that 1 and 2 bed housing should be provided with 1.5 number off road parking spaces and 3 bed housing should be provided with 2 number off road parking spaces. The applicant has suggested that a lower number of 27 is ok based on the sustainable location.

The retention of trees is noted as an amenity buffer to neighbouring properties, which will be a benefit and a consideration for a BNG calculation but some of these are in the same area as the 27 parking spaces, so would need to be removed.

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