

[REDACTED]

Sent: 28 November 2025 14:24
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2025/0444 Site Address: Land Behind Sumner Street Glossop Derbyshire SK13 8DP
Comments by: Lisa Ruding

From:

19
Sumner Street
High Peak
Glossop
Derbyshire
SK13 8DP

[REDACTED]
Submission: Objection
Comments:

Objection to Planning Application

Subject: Objection to Planning Application for 30 Garages Behind Sumner Street Glossop

To: High Peak Borough Council

Planning Application Reference: HPK/2025/0444

Dear Sir/Madam,

I am writing to strongly object to the proposed development of 30 garages behind my property at [Your Address].
My objection is based on the following grounds:

1. Impact on Residential Amenity

The scale of the proposal will significantly harm the amenity of neighbouring properties through increased noise, disturbance, and loss of privacy. This conflicts with Policy EQ6 & Design and Place Making, which requires development to protect the amenity of existing residents, including privacy and avoiding unacceptable levels of noise or disturbance.

2. Visual Impact and Character

The construction of 30 garages is out of character with the surrounding residential environment and will negatively affect visual amenity, contrary to Policy EQ6.

3. Traffic and Safety Concerns

The proposed access crosses a public footpath near a school and a church, creating a serious risk to pedestrian safety, particularly for children and vulnerable users. This is contrary to Policy CF6 3 Accessibility and Transport, which requires safe and suitable access for all users and avoidance of adverse impacts on highway safety.

4. Access Road Outside Application Site

The application relies on an access road that is not included within the red line boundary of the site. This raises serious questions about the legality and deliverability of the proposal, as the applicant does not appear to have control over the land required for access. Without secured access, the development cannot be implemented as proposed.

5. Lack of Legal Access (Land Registry Evidence)

Land Registry documents indicate that the access road required for this development is not owned by the applicant, and there is no evidence of any legal right of way or agreement to use this land. This means the proposal is undeliverable and should be refused on these grounds.

6. Drainage and Flood Risk

The development will introduce significant hard surfacing, increasing surface water runoff and the risk of flooding. Policy EQ1 3 Climate Change and Flood Risk requires developments to manage runoff through sustainable drainage systems (SuDS) and avoid increasing flood risk elsewhere. No clear provision for SuDS has been indicated.

7. Potential Asbestos Hazard

If the proposed development involves demolition of existing structures, there is a risk of asbestos-containing materials being disturbed. This poses a serious health hazard to residents and workers if not properly managed. The application does not provide any details on asbestos surveys or safe removal procedures, which is a critical omission given the potential risk.

8. Compliance with National Policy

The proposal conflicts with the National Planning Policy Framework (NPPF), which requires developments to achieve sustainable design, protect residential amenity, and ensure safe access without compromising public health and safety.

Summary

In summary, this application raises multiple serious concerns: it threatens residential amenity, introduces safety risks near a school and church, lacks legal access rights, poses drainage and flooding issues, and may involve hazardous asbestos removal without proper safeguards. Furthermore, the proposal fails to comply with key High Peak Local Plan policies (EQ6, EQ1, CF6) and the NPPF. For these reasons, I strongly urge the Council to refuse this application.

Yours faithfully,

Lisa Ruding

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