
From: [REDACTED]
Sent: 16 December 2025 08:55
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0427 Site Address: Land to the South of The Heath Glossop Derbyshire SK13 7EJ Comments by: Dr Paul Talbot

From:

Heath Barn
The Heath
The Heath
Glossop
Derbyshire
SK13 7QF

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I live at Heath Barn, a property adjacent to the proposed development. I have lived in Glossop for over 30 years. This is my second objection. It relates to additional information included in the report by DCC Highways and the Landscape Visual Assessment.

DCC Highways report.

DCC Highways have stated the addition of more dwellings will lead to an increase in conflict between users (vehicles, pedestrians and cyclists) of the main access lane to the current residential properties on The Heath. It states the major development application HPK/2025/0301 on adjacent land has potential to reduce the width of this lane and to exacerbate the concerns about it being insufficient to accommodate two-way movements. It also states it is not clear if sufficient land is available to make improvements to the width of this lane and provide passing points. This is entirely in keeping with an earlier DCC Highways report regarding the failed application HPK/2018/0468 to build four dwellings on land adjacent to The Heath. In this report, DCC Highways stated the access track is not ideally suited to serve further residential development given its limited width, lack of segregated pedestrian facilities, lack of drainage and lighting. The revised application HPK/2019/0245 to build only three dwellings on the same land was approved subject to all access being via Hawthorne Drive with a permanent physical barrier to prevent vehicular access to The Heath. That is, the three new dwellings were not allowed vehicular access the main access lane to the current properties on The Heath.

This application HPK/2025/0427 should be considered as de facto an extension of the major development application HPK/2025/0301: the main access lane to the current residential properties on The Heath (and to the land of this application HPK/2025/0427) bisects the land of the major development application HPK/2025/0301. It should not therefore be granted PIP or determined before application HPK/2025/0301 which itself has objections from DCC Flood Risk Management and Derbyshire Wildlife Trust. This application HPK/2025/0427 should be refused because its access lane cannot support more than the current residential properties on The Heath.

Landscape Visual Assessment.

The proposed buildings in the south of the site of this application HPK/2025/0427 are in proximity to, and at a higher level than, our property Heath Barn. There are significant over-looking and privacy issues that can only be mitigated by the removal of houses. The Landscape Visual Assessment is incomplete because it does not include the viewpoints from Heath Barn or other properties on the Heath. Indeed, Heath Barn is one of the closest residential properties to this development HPK/2025/0427 and the proposed phase 2 extension of the major development

application HPK/2025/0301. We are therefore likely to experience the greatest visual effects during the construction stage of the development. This application should not be determined without an updated landscape and visual impact assessment that includes the viewpoints from all current properties on The Heath.

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