

[REDACTED]

Sent: 19 December 2025 00:01

Subject: Comment Received from Public Access

[REDACTED]

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

From:

30 Marple Road
Chisworth
Chisworth adjoining property
Glossop
Derbyshire
SK13 5DH

[REDACTED]

Submission: Objection

Comments: Before granting this application there are a number of issues which need addressing and clarifying.
Other aspects need to be made part of the application and made enforceable by law.

1 There are a number of Dutch Elm trees on this site which are protected. The plans look to include a number being felled just to enable Block D to be built. Please amend the plans so Block D is not included (to save these rare and protected trees) and ensure the land is fully landscaped.

2 There must be a clear and legally enforceable agreement the wooded area opposite New Mills Road junction will be

A Cleared and Fully landscaped and handed over to the village as a neighbourhood park and garden

B The developer must be forced to repair and strengthen the wall by Marple Road and create an entrance pathway into the newly landscaped area.

N.B. This will save HP Council money in the future as well as improving the area at no cost to the council.

3 The plans seem to show the unnecessary removal of trees between the boundaries of 28 and 30 Marple Road. This looks to be to create extra Garden space for the 3 Block D dwellings. ALL these trees on the boundary need to be left in place to retain the privacy of the gardens at 28 and 30 Marple Road. Otherwise the historic village character of these 2 properties will be fatally damaged by the new development

4 The plans also show the unnecessary removal of trees between 30 Marple Road and The School House. Why is this and what are the developers really planning for this piece of land?. Rather than being felled the taller trees just need to be reduced in height by 10 - 15 meters

5 A very major concern for this development is the totally insufficient access road to the mill site from Marple Road. It is single file and bordered by a stream. ADDITIONALLY the junction out on to Marple Road will be VERY dangerous as it is on a bend AND opposite the busy short cut of New Mills Road.

6 Finally there is frequent FLOODING of Marple Road where water flows down New Mills Road onto Marple Road. As well as causing flooding on this busy road it also washes down stones and debris which is left strewn on Marple Road, a busy local A road. With the new development this water and debris will wash down onto the access road to the mill site. This needs to be fixed AND RESOLVED BEFORE any new development. HP council need to take advantage of the opportunity to save themselves money and ensure that the planning application and Building can NOT start until the developers fully sort the drainage of New Mills AND Marple Road junction at the Developers expense.

Surely as councils say they are struggling for funds they need to start forcing new developments to address historic issues and landscape village spaces as part of their planning application at the expense of the developers.

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