

[REDACTED]

Sent: 02 February 2026 22:39
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0021 Site Address: Land Adjacent To Salisbury Cottages Unnamed Road From Salisbury Street To Salisbury Cottages Hadfield Glossop Derbyshire SK13 1NN Comments by: Mr A Seel

From:

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Salisbury Cottages
Hadfield
Glossop
Derbyshire
SK13 1NN

[REDACTED]

Submission: Objection

Comments: I refer to the Refused Planning Permission for a house to the rear of 120 - 122 Station Rd on 30/11/2018 HPK/2006/0818.

This current proposal behind 124 - 126 Station Rd is adjacent to the earlier application and thus falls under the same Local Plan Policies S1, S1a, S5, EQ6, and paragraphs 124 and 127 of the NPPF. It should therefore be refused solely on these grounds regardless of any further comments on the proposal.

I again make reference to the substandard junction onto Salisbury St from the unadopted road serving the existing properties. Since 2018 two houses on Salisbury St have made parking areas to the rear of the properties and these cars now use the same junction. Also, two new houses fronting onto Salisbury St directly opposite the unadopted road, park their cars outside which makes turning into and out of the narrow junction even more awkward. With the increase in car numbers generally on the street, when exiting through the junction which as a resident we do daily, vision is frequently obscured meaning the car bonnet has to protrude well across the pavement in order to see clearly, so extra care is required to avoid any passing pedestrians. The proposal indicates parking for 3 cars so more traffic will be using the restricted junction.

The deteriorating road surface of the unadopted road should also be considered. If the proposal is allowed, heavy plant will need to access to site initially to clear the site and then deliver building materials. This will inevitably damage the road surface even more. Accordingly, the developer must be held legally responsible for completely making good the entire surface from Salisbury St to the far side, ie North West side, of the development.

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