

28th September 2023

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATES SHEET

HPK/2023/0025 – Land at Hollincross, Glossop

Public Representation (1)

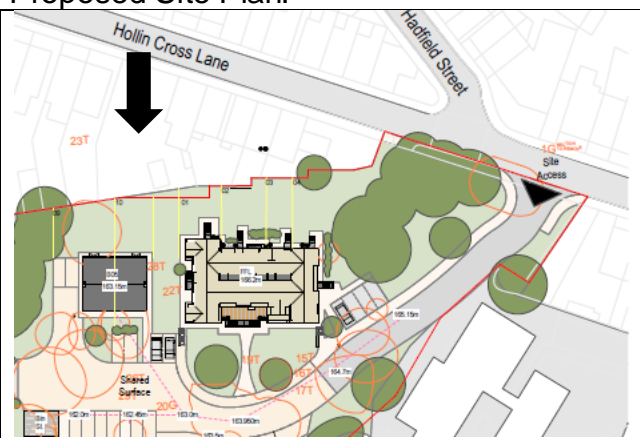
41 Hollin Cross Lane (additional): Garden boundary immediately borders the site approximately 50cm away from the building proposed for demolition; our house does not appear on some of the plans; application has been rejected on three occasions; there are no material changes to the rejected plans; instead proposes an additional property to the site; continued applications are stressful for residents who would be directly affected by the development; concerned about demolition given proximity to site and therefore would be unable to utilise garden owing to construction risks in relation to health and safety matters including asbestos and construction safeguarding measures are therefore queried.

Officer Response

Council OS Base:



Proposed Site Plan:



Agent

“With regard to removing the two-storey extension close to the boundary with residents, this would deliver a significant amenity improvement. I appreciate there would be short-term disruption during demolition as is typically the case with development work, but the future context would be far better for existing residents with a two-storey extension and associated first floor windows removed from the boundary”.

Officer Comments

The officer report has considered the scheme in light of the recent appeal decision, which is considered to be a material consideration of significant weight in the determination of the proposal.

In addition, the removal of built development to the neighbouring boundary is considered to be a notable improvement to the amenity of those impacted residents sited on Hollin Cross Lane.

If planning permission is granted, officers have recommended the imposition of a planning condition securing a 'Construction and Environmental Construction Management Plan' to limit the potential adverse impacts of the development during its construction phase.

In addition and notwithstanding Natural England Licence conditions in relation to bats, demolition matters thereafter fall within the control of Building Regulations and the Health and Safety Executive.

Public Representation (2)

A further representation has been received on behalf of 32 listed residents (unsigned) as follows:

"Residents of Slatelands Road and Slatelands Avenue would like to thank High Peak Borough Council Development Control Committee and Planning Officers for their attempts to refuse this planning application.

The proposal will compromise the integrity of an area of mature woodland that makes an important contribution to the amenity and natural environment of this part of the Glossop St. James Conservation Area. It will also increase hazards for pedestrians, cyclists and drivers at an already difficult road junction.

We are extremely disappointed that the Planning Inspector did not give greater regard to the views of over 300 local residents, and of the local MP and local Council members, on these matters.

We are also extremely disappointed that Derbyshire CC Highways - the local Highway Authority - did not support you in your recommendation to refuse the previous planning application (HPK/2020/0334). As a consequence, you were unable to include a Highways Reason for Refusal, as noted by the Planning Inspector at the Appeal.

DCC Highways, in their response to consultation on this application, quote the National Planning Policy Framework (NPPF) to support their view that the traffic impact of this development would not justify a recommendation to refuse the application.

We wish to point out that the NPPF also states that 'applications for development should... give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas' and also 'create places that are safe, secure and attractive and which minimise the scope for conflicts between pedestrians, cyclists and vehicles' (NPPF paragraph 112). DCC Highways have chosen to ignore this part of the NPPF.

Local residents specifically raised the issue of the hazardous junction of Slatelands Road with Hollincross Lane in our consultation response. This junction was described in Derbyshire CC's pre-application Scoping Correspondence as being 'substandard to current design criteria'. The development proposal would increase the traffic load at this junction. The required sightlines - although possibly achievable on an O.S. plan - are not achievable on site. Derbyshire Highways did not address this fundamental safety issue, raised by themselves in the scoping correspondence and by local residents, in their consultation response.

We local residents pay Council Tax to Derbyshire County Council. The DCC Tax Spend Leaflet for 2023 – 2024 states that DCC estimate a spend of £32.9 million on 'Highways and Countryside' and £4.0 million on 'Planning' over this period. We have to question why we should pay this Tax when the Highway Authority do not have the courtesy to respond to residents' very genuine concerns about highway safety or, indeed, to attend the Planning Committee to explain why they believe the increased traffic from the scheme will have no adverse impact on the health and safety of local road users.

Once again, we would like to thank High Peak Borough Council Development Control Committee and Planning Officers for their attempts to refuse this destructive proposal”.

Local Highway Authority

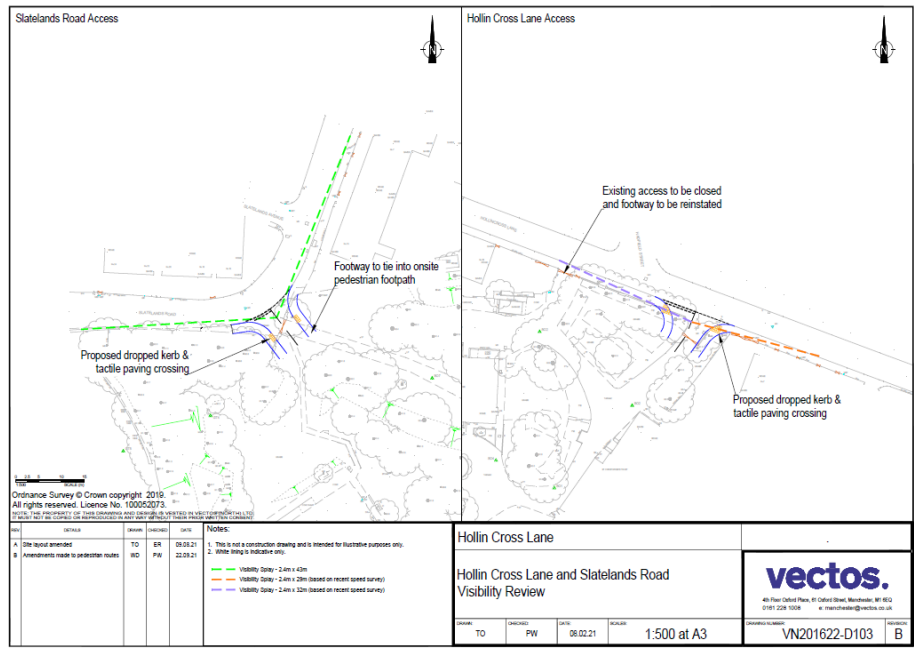
The Local Highway Authority have reviewed the above representation and have provided their previous response in relation to such objections raised as follows:

“It may be worth noting that the highway authority response to the previous application reference HPK/2020/0334 did not consider that the proposed development warranted a highway related objection; however the application was subsequently refused by High Peak Borough Council and a subsequent appeal was dismissed with the planning inspector commenting

‘However, I note that the highway authority confirmed it could not substantiate an objection on highway safety grounds and the Council did not refuse planning permission on the basis of such matters. Based on my own observations on site and the evidence presented, I am not persuaded that the development would result in an unacceptable impact on highway safety. Nevertheless, I am dismissing the appeal for other reasons and this does not alter my decision’.

In addition, their consultation response relating to the current scheme ref. HPK/2020/0334 sets out the visibility requirements onto Slatelands Road and Hollin Cross Lane whereby drawing ref. VN201622-D103 Rev B not only shows the requested visibility splays, it has also provided a footpath on each side of the access roads proposed.

See below plan reference below.



Officer Comments

The officer report has considered the scheme in light of the recent appeal decision, which is considered to be a material consideration of significant weight in the determination of the proposal.

Regarding matters of highway safety raised, these issues have been considered within the consultation response provided by the Local Highway Authority, as well as the Officer Report. Similarly, woodland impact matters raised have also been considered within the consultation response provided by the Council’s Aboricultural Officer as well as the Officer Report.

HPK/2023/005 – Buxton Press Ltd

Public Representations

Comments have been received from a Mr Cartwright who had lodged an objection when the application was received. The comments state that Mr Cartwright wishes to stand by his original objection.

In short, Buxton Press have grown too big for their current site. We have lorries up and down the road, parked on double yellow lines outside our house with the engines running and blocking the drive.

Officer Comments

This objection has been addressed both by detailed comments provided by DCC Highways and within the analysis contained within the Report.

HPK/2023/0182 – Land opposite Alderbrook School

Public Representations

A late representation has been received from Ward Councillor Capper, who has asked the following be noted and considered:

I understand that the Parish and the Wildlife Trust have met and are able to offer a solution to the developers due to them not having found a viable project for the environmental mitigation on this site. I'd like to add also, and certainly not to compete with the Parish, but we local Councillors are working on creating a footpath from the Forge Manor estate to the Primary School.

We have had positive engagement from Wain Homes, assurances from the Council that they would be keen, and huge enthusiasm from both heads of the two schools, parents and local residents who wish for a solution to the awful traffic situation currently. If, and I'm confident that the right thing will prevail, the path is to progress a hedge lining the footpath will be required.

Perfect for wildlife and the children walking to school. Feels like a natural "win win"

Officer Comments

It is anticipated that the Deed of Variation to the S106 as recommended by Officers can be worded in such a way that the off-site financial contributions could cover other ecological or biodiversity enhancement projects within the Parish that are not limited to the Local Wildlife Site.

HPK/2023/0104 – Crossgate Farm

Applicant Representations

A Statement has been submitted by the applicant due to the fact that they are unable to attend and address Members in person at Committee. The Statement is provided in full as follows:

"Dear Committee

The concerns raised by local residents, primarily of Matthew Close, made it clear that few had looked at the submitted plans, and believed it was our intention to use the whole of the fields close to their home for camping. A spokesperson visited the farm on their behalf and my partner was able to allay their concerns by explaining that there will be no camping within 70 metres of their garden boundaries. We suggested erecting a farm fence to keep everyone within the campsite area. We had 19 letters of support and 8 letters against, 6 of which were from Matthew Close residents, where we hope to now have addressed their concerns.

We think the one way system provides safe access and egress for campers, the exit on to the A628 is wide with good visibility.

The campsite, which we run for 28 days of the year, is extremely popular. Approximately 60% of campers are local, from Oldham, Stockport, Manchester,

Glossop, Hadfield, but we have had campers from the Netherlands, Switzerland, Austria, and Brazil. Many are doing the Pennine Way and Pennine Bridleway. We fill a void for Pennine Walkers as there are no other campsites in the area other than Crowden. Crowden Caravan Club doesn't accept single night campers or drop-ins and we provide that much needed service. We host many Duke of Edinburgh groups, bronze to gold, which is a great initiative. Last year we had 100 pupils from Mossley Hollins School split over three nights. What a great chance for these children to experience the countryside. It seems we are in a great location for people to escape the nearby urban areas without travelling too far to enjoy the fresh air, walks and views.

With farm incomes dwindling, we rely more and more on alternative income streams. We know that other local businesses also benefit from campers in the area, as shown by the letters of support. We have had a really successful three years as a temporary campsite but lots of people ask if they can stay longer than two nights.

We would really appreciate this chance to be able to diversify in what we believe is an environmentally friendly, sustainable way. The fields are improved grassland, having been re-seeded, fertilised and sprayed over the years. They will remain unaltered in any physical sense and will stand be used outside of the camping season, as they are now, for grazing and mowing.

A few people asked why we don't use the fields on the north side of our lane above the Reservoir. This would be preferred and would provide fantastic views for campers, but we tenant those fields from United Utilities.

We really hope for our farm and for all the campers that love coming to visit our beautiful part of the world that you pass this planning application."

One other letter of support has been submitted which expresses the point that a permanent campsite will be a real asset in the area having used the site, commenting on how clean, tidy and very well run it was.

Officer Comments

Comments noted and no change to the Officer Recommendation