

MINUTES OF OGRA Residents Meeting – Tuesday 1st April 2025 at The Bull's Head

Committee Members Present: Andrea Heathcote (AH), Janet Bingham (JB), Tony Bingham (TB)

Apologies received: Martin Creasey, Stella Jones, Clare Lawrence, Alison Muir, Helen Stafford, Sue Welch, Sheila Wilkinson

Residents - Approximately 20 residents present



1. Welcome & apologies: AH welcomed all in attendance

2. Planning application updates

JB continues to monitor the planning portal on behalf of OGRA & updated the group:

Land East of Bute Street HPK/2019/0215 – outline permission for up to 56 homes granted Feb 2024 –

The Lead Local Flood Authority (LLFA) have submitted [revised conditions](#) to be adhered to before any reserved matters application is approved. The conditions look to be stringent and include a condition that "no reserved matters application should be approved until a full hydraulic analysis has been carried out of both of the watercourses adjacent to the development site boundary, and the risk of flooding to existing and proposed properties assessed both pre and post development."

Actions we can all take ahead of any reserved matters application (detailed planning permission):

- Report any surface water flooding on the application site and adjoining field; and any erosion to the overflow channel on the adjoining field to flood.team@derbyshire.gov.uk – with photos if possible
- Report any sightings of birds/wildlife to Derbyshire Wildlife Trust www.derbyshirewildlifetrust.org.uk; or email speciesrecords@derbyshirewt.co.uk with the following information: Your name; What you saw (attach a photo but not essential); When - date and time; Where - address or grid reference with a brief description of habitat
- Share details on the [Old Glossop Matters Facebook page](#)

Shire Hill Hospital Site HPK/2023/0337 – 40 homes with full planning permission granted May 2024.

Cube Homes submitted an application to discharge the pre-commencement conditions: [DOC/2025/0004](#).

In response, the Biodiversity Planning Officer requires an updated Non-native Invasive Species survey and Management Plan; and a further Construction & Environmental Management Plan.

OGRA also responded – we submitted that the Construction & Environmental Management Plan should not be approved until a local access route for construction traffic is agreed

Cube Homes also submitted an application to amend the access to the site: [NMA/2025/0003](#). This widens the road in front of the houses just in front of the hospital site with a new Give Way junction.

Land on Bute Street HPK/2022/0259 – 7 homes with full planning permission granted – no update.

Land at Blackshaw Clough HPK/2024/0041 – 2 houses – Appeal dismissed by the planning inspector and planning application refused on 31st January 2025: [Appeal decision](#). This land was sold by auction on 26th March for £13,500.

3. High Peak Local Plan

The [Early Engagement Document](#) was issued in January 2023. OGRA were one of 99 people/organisations that responded by the March 2023 deadline. Responses ([A-J](#) and [K-W](#)) include suggestions for sites to be developed for housing. There don't appear to be any for Old Glossop but there are two submissions on behalf of Barratt Homes to develop land at The Heath, Cemetery Road, Glossop, and the adjacent Wimberry Hill Farm.

The Local Plan was due to be published by the end of March 2025 for formal representations. However, it has now been brought within the [Local Development Scheme](#), which sets out the planning policy documents in the pipeline and includes a draft timetable for the new Local Plan. The Preferred Options Consultation is due in Spring 2025, the Proposed Submission Consultation is due in Winter 2025.

JB will continue to monitor

The Site Suggestion Form from HPBC, which includes suggestions for nature conservation, open space and heritage in addition to sites for housing development, is still open. The form can be found on the HPBC website at <https://www.highpeak.gov.uk/LocalPlanReview>

4. Environment and biodiversity update

Mowing regime: Carole Hallam updated the meeting on progress with bringing in a different mowing regime for the following grass verges:

1. Top of Castle Hill / Bute Street
2. Blackshaw Road, tree side of pavement only (not road side)
3. Area in front of flats on Blackshaw Road

It would entail cutting the border area in spring and leaving the central area wild until autumn to encourage insects to thrive, benefiting birds, bats, hedgehogs and other wildlife. The proposal is now with the council for consideration.

If successful, monitoring the biodiversity would be important for evaluating how effective the revised mowing regime would be. The council is offering training in Buxton, and possibly later in the year in Glossop.

AH/Carole to monitor progress

Swift Conservation: Rebecca Bridges gave an update on Swift Conservation in Old Glossop:

We have received a lot of enthusiastic responses from members of the community and are grateful for their donations.

The final total from the fundraiser hosted by Barbara Fearnley at the parish church in February was £518.38. The funds were safely deposited with OGRA and ring-fenced for the Swift project. Another £35 was raised by the marionette workshop at the Scout hut run by Fenn Bartels and Deb Pitman in March. Subsequent donations have contributed a further £220.

7 out of 8 single boxes have been put up on properties on and close to Blackshaw Road with the help of Alan Turner.

Two double front entry boxes with bat backs have also been purchased, one for the back of Kilmory Fold and another for the back of Blackshaw Rd. Both have suitable aspect and good access. They are of the highest quality, constructed by Lester and his team at Peak Boxes in the Hope Valley. We were given a substantial discount at £69.33 each. Installation set for 9th April.

Rebecca is progressing through a list of interested residents who will be consulted regarding the most suitable box for their property and will be putting in a second order before the end of April.

Sonja Quirk has offered to help with admin and her son Mack is volunteering to help with installations.

Thank you everyone for your support with this project. We are looking forward to the swifts returning around mid-May.

5. Any Other Business

There will be filming for the 2nd series of 'After the Flood':

- 11th April on the bridge between Wesley Street and Old Cross from approx. 10:30 – 17:00; and
- 23rd April from approx. 07:30 – 17:00 outside Old Hall Cottage on Old Cross; between approx. 17:00 – 20:00, filming of a crowd scene at the corner of Wellgate and Church Street South

The next residents' meeting will be scheduled when the Local Plan is published – due by 21st June – or earlier if there's a need.

The meeting closed at 8.45pm