**Planning applications update**

Here’s a list of the current significant applications with their links to the planning portal.

[**HPK/2023/0337**](http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=262890)Reserved Matters application by Cube Homes seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings together with associated access, parking and landscaping works at the Shire Hill Hospital site for residential development including retention and conversion of the former Administration Building:

* Proposed site layout: [AttachmentShowServlet (highpeak.gov.uk)](http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=524296) and [01\_Site Layout (highpeak.gov.uk)](http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=524295); Planning Statement: <http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=524305>
* You can still submit comments on the proposals – here’s the submission from OGRA dated 05/10/2023.



* Cube Homes are on site and have begun a soft strip, which does not require planning permission. If they do start demolition without consent, we should contact the planners and the enforcement team. On 08/11/2023 I was able to go on site with the site manager from Total Demolition and see that the work being done is a soft strip
* The route their lorries are taking to the site is along Manor Park Road, Church Street South, Wellgate, Blackshaw Road and Bute Street. It’s been suggested that Wesley Street would be preferable to Church Street South. If you see any incidents involving vehicles going to or leaving the site, please
	+ Take a photo
	+ Note the date, time and location
	+ Note the company name on the vehicle - and registration number if possible
	+ Post on Old Glossop Matters or email ograplanning@gmail.com

Some comments from bodies consulted:

* **The Lead Local Flood Authority** notes that the proposed surface water drainage scheme has changed from that put forward at outline. However, the conditions set at outline remain valid and the applicant should ensure that the proposed development layout reflects the outline application and that the relevant surface water conditions can be discharged within the proposed layout of the reserved matters application. [Microsoft Outlook - Memo Style (highpeak.gov.uk)](http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=527034)
* **United Utilities –** we can confirm the proposals are not acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated. We request the applicant submit the infiltration testing referred to in the Flood Risk Assessment (FRA) report prior to determination.
* **Derbyshire Wildlife Trust -** We do not consider that the current layout has been sensitively designed to avoid impacts to adjacent habitats and species along the northern boundary. [Derbyshire\_Wildlife\_Trust.pdf](file:///C%3A%5CUsers%5Cboyac%5COneDrive%5CDesktop%5COGRA%5CShire%20Hill%20Reserved%20Matters%5CDerbyshire_Wildlife_Trust.pdf)

[**HPK/2022/0259**](http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=255454)Construction of 10 new houses on vacant land to the north east of Highstones on Bute Street

* On 10/10/2023 two new documents from the applicant were uploaded to the planning portal regarding drainage design and drainage calculation – the design document shows 7 rather than 10 houses. [001 (highpeak.gov.uk)](http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=526737)
* We are waiting for the new site plan and other relevant documents to be submitted and uploaded so that we can review and make comments. Here’s the OGRA submission to the original plans:



* Response from United Utilities to the drainage design: The plans are not acceptable to United Utilities. The applicant must amend the plans to outline the discharge points for foul and surface water.

[**HPK/2019/0215**](http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=232471)Outline Permission for 56 houses on land east of Bute Street

* This application was submitted four years ago but remains on the planning portal. It hasn’t been withdrawn
* Further details and reports from the applicant are required before the application can progress further – and there will be the opportunity to comment again at that stage
* We will advise of any progress.

[**HPK/2021/0416**](http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=249151)Six houses on land off Blackshaw Clough (behind the Hawkshead Grange development)

* This application was submitted two years ago and remains on the planning portal. It hasn’t been withdrawn
* We submitted comments opposing the application because of the impact on Blackshaw Clough, issues with the proposed water channel, traffic issues, and the impact on landscape and ecology
* The intended access route is no longer available as there is now a house there – so revised plans would have to be submitted before the application could be considered
* The Flood Risk Authority opposed the application due to the state of the overflow channel, stating that they would remain opposed until the channel is reconstructed to their satisfaction
* Again, we will advise of any progress.

If you have any queries, please email ograplanning@gmail.com