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Our ref: HDC/NK/15935
Your ref: HPK/2016/0235
Date: 14 June 2016

Dear Mr Weaver,

**Proposed Garage and Store
Smithfold Croft, Chapel Road, Hayfield**

I refer to the above application that has recently been forwarded to this Authority for highway comments together with earlier correspondence and applications concerning development of this site.

The submitted details suggest that the development is for replacement of a car port and, presumed domestic, store on the site which is currently used as car parking for domestic vehicles and served from Highgate Road/ Chapel Road. If you consider that this site has extant use for parking and storage served via this route, it's considered that any objection on highway Grounds could not be sustained.

However, an earlier application stated that the land was currently vacant with previous use as storage and photographic records would suggest that use for parking of domestic vehicles is unlikely to have taken place for a number of years and the access route did not appear to be of suitable construction for such use.

The access to the existing public highway is substandard to current layout recommendations in terms of both geometry (very poor approach angle to the publically maintained highway) and provision of exit visibility and, as such, this Authority would not wish to see approval of development likely to result in an increase in vehicular activity compared to that which may be generated by the sites extant use.

The submitted details suggest that the applicant lives remote from the site therefore, when bearing in mind the general lack of footways in the vicinity, development of the scale and nature suggested would be likely to result in pedestrian activity to and from the site within the carriageways of the existing highways, a situation considered against the best interests of safe operation of the highway, particularly with respect to such use of the A624.

The access Works affect the existing route of an existing Bridleway and it's assumed that the views of the Rights of Way Officer have been sought in this respect.

If it's determined that the site does not benefit from extant consent for development that would be likely to lead to frequent use of the access by domestic vehicles e.g. domestic parking and storage, it's recommended that the application is refused on the following Grounds:-

1. The proposed development, if permitted, would be likely to lead to the significant intensification in use of an existing access to Chapel Road (A624) where geometry is substandard and exit visibility is severely restricted due to existing boundary treatments, thereby leading to a potential interference with the safe and efficient movement of traffic on the adjoining highway. The provision of a vehicular access with adequate visibility splays to the Highway Authority's minimum standards would involve the use of land, which as far as can be ascertained from the application drawings, lies outside the applicants control.
2. The application site is accessed via roadways that are substandard/limited in terms of segregated pedestrian provision and are therefore unsuitable to safely cater for the pedestrian activity associated with development of the scale and nature proposed.

If it's considered that the site benefits from extant permission for domestic parking and storage, all Works within highway associated with widening of the existing access will need to be carried out with this Authority's consent and in accordance with our current Construction and Materials Specification and the following Notes should be included for the information of the applicant:-

- a. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Community at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available by email ETENetmanadmin@derbyshire.gov.uk, telephone Call Derbyshire on 01629 533190 or via the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp.
- b. The Highway Authority recommends that the first 6m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner

- c. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- d. The application site is affected by a Public Right of Way (Bridleway number 15 Hayfield on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Strategic Director of Economy Transport and Community at County Hall, Matlock (tel: 01529 580000 and ask for the Rights of Way Officer).

Yours sincerely

Highways Development Control

Copy to:- Peter White – PROW (by e-mail)