

## Barber, Teresa

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**From:** Simpkin, Rachael.  
**Sent:** 20 February 2018 16:16  
**To:** Planning (HPBC)  
**Subject:** FW: Higher Brook House Farm  
**Attachments:** NSB02 A3189 - 002 Site Plan Rev C.PDF

**Importance:** High

Hi Planning Support,

For the R:drive and website please.

Kind regards,

Rachael

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

**T: 01538 395 400 x4122**

**M: 07976 753719**

**Working Days:** Monday, Tuesday and Wednesday am

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**From:** Sue Murdoch (Economy Transport and Environment) [mailto:Sue.Murdoch@derbyshire.gov.uk]  
**Sent:** 07 February 2018 17:06  
**To:** Simpkin, Rachael  
**Subject:** FW: Higher Brook House Farm  
**Importance:** High

Rachael

**Proposed kennels – new access from A6 Fairfield Buxton TP14735**  
**HPK/2017/0592**

Whilst not actually demonstrated the drawings have been annotated to the effect that exit visibility sightlines of 2.4m x 120m are achievable in both directions – you will be aware that this should be to the same nearside carriageway channel level in both directions and not the opposing lane. The full extent of the sightlines should have been shown on the drawings.

The applicant is proposing tree planting 'at roadside' – whilst it is presumed that they will not actually be within the public highway but in the field. However, there are still certain criteria regarding said tree planting that would need to be addressed. There can be no part of any proposed tree or any combination thereof (or combination with any existing trees) obstructing exit visibility i.e. branch/canopy/spread/epicormic/seasonal growth etc. All the proposed trees should all be set back an appropriate distance to ensure this.

Refuse collection arrangement noted – I presume your Authority can verify that this will be acceptable to the refuse collection organisation?

Stock-proof fencing noted.

Surfacing materials noted.

Parking/turning for two vehicles noted.

This Authority would also recommend that a booking/appointment system is operated to further reduce potential conflict between vehicles attempting to enter or leave the site at same time.

If you consider that the above could be reasonably dealt with by condition in the absence of further revised drawings please advise.

Sue Murdoch | Highways Development Control  
Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire DE4 3AG  
Tel: 01629 538694



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**From:** Simpkin, Rachael [<mailto:Rachael.Simpkin@staffsmoorlands.gov.uk>]  
**Sent:** 07 February 2018 16:24  
**To:** Sue Murdoch (Economy Transport and Environment) <[Sue.Murdoch@derbyshire.gov.uk](mailto:Sue.Murdoch@derbyshire.gov.uk)>; Rhodes, Matthew <[Matthew.Rhodes@highpeak.gov.uk](mailto:Matthew.Rhodes@highpeak.gov.uk)>; Gillespie, Monica <[Monica.Gillespie@highpeak.gov.uk](mailto:Monica.Gillespie@highpeak.gov.uk)>  
**Subject:** FW: Higher Brook House Farm  
**Importance:** High

Hi All,

Please find revised comments attached FYI and urgent comment please.

Kind regards,

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

**T: 01538 395 400 x4122**  
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**Working Days:** Monday, Tuesday and Wednesday am

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**From:** Graeme Perry [<mailto:graeme@gjperry.co.uk>]  
**Sent:** 07 February 2018 16:21  
**To:** Simpkin, Rachael  
**Subject:** RE: Higher Brook House Farm

Good Afternoon Rachael,

Please find attached the revised drawing showing the additional detail requested.

1. The track is an existing one and, as Mr Spillane stated at the meeting, it is grass overgrown at the moment and it will be re-stoned.
2. The visibility splay is greater than 120m in each direction at 2.4m from the edge of the carriageway. The surfacing of the first 12m will heighten the track level thereby minimizing any slope into the field and it will be level for more than the 2.4m splay requirement. All present and proposed trees sit behind the splay line
3. The stock proof fencing is now annotated on the plan
4. Two on site car parking places are shown on the plan and more than sufficient turning space is shown. The track will be rarely used by farm vehicles (as at present).
5. There will be no service vehicle deliveries to/removal from the building. All deliveries will be made to the main farm area and refuse and other waste will be taken down to the farm yard and dealt with from there. The topography of the farm to the south and west dictates this as you may recall from the meeting. My Clients are anxious to reduce the impact of the development into the countryside as you have advised: The track and its use will therefore be as minimal as possible.

Please let me know if you need anything further.

Regards,

Graeme

E-mail from: [graeme@gjperry.co.uk](mailto:graeme@gjperry.co.uk)

G.J.Perry Planning Consultant &  
Commercial Property Surveyor,  
62 Carter Street,  
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Staffordshire.  
ST14 8EU

Tel: 07966 154984 - preferred  
01889 566107

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**From:** Simpkin, Rachael [<mailto:Rachael.Simpkin@staffsmoorlands.gov.uk>]

**Sent:** Monday, February 5, 2018 2:17 PM

**To:** [graeme@gjperry.co.uk](mailto:graeme@gjperry.co.uk)

**Cc:** 'Naomi Spillane' ([naomispillane7@gmail.com](mailto:naomispillane7@gmail.com)) <[naomispillane7@gmail.com](mailto:naomispillane7@gmail.com)>; Pakpahan, Helen <[Helen.Pakpahan@highpeak.gov.uk](mailto:Helen.Pakpahan@highpeak.gov.uk)>; Gillespie, Monica <[Monica.Gillespie@highpeak.gov.uk](mailto:Monica.Gillespie@highpeak.gov.uk)>; Rhodes, Matthew <[Matthew.Rhodes@highpeak.gov.uk](mailto:Matthew.Rhodes@highpeak.gov.uk)>; 'Murdoch,Sue (Economy Transport and Communities)' <[Sue.Murdoch@derbyshire.gov.uk](mailto:Sue.Murdoch@derbyshire.gov.uk)>

**Subject:** FW: Higher Brook House Farm

**Importance:** High

Hi Graeme,

Pls find highway comments below raising issues requiring revised plan information, which I suggest should be addressed ASAP in view of deadlines.

Kind regards,

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

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**From:** Sue Murdoch (Economy Transport and Environment) [<mailto:Sue.Murdoch@derbyshire.gov.uk>]  
**Sent:** 05 February 2018 14:15  
**To:** Simpkin, Rachael  
**Subject:** Higher Brook House Farm

Rachael

**Proposed kennels – new access from A6 Fairfield Buxton TP14735  
HPK/2017/0592**

I am in receipt of the re-consultation regarding the above proposals and I note that the applicant is now proposing to use a new access to the A6 to serve the kennels. Currently there is a field gate serving agricultural land and no track. The access does not meet current design criteria - as an agricultural access there would be infrequent traffic movements. As such the proposals would result in the an intensification in use of a substandard access.

The applicant needs to demonstrate that appropriate exit visibility commensurate with approaching 85% percentile vehicle speeds can be achieved in both directions from a 2.4m set-back distance.

Since there is no formal track a suitable one will need to be provided - it will need to be constructed in a suitable material so that it can be used in inclement weather. I note that the drawings show at least the first 12m in 'tarmac', a passing place and gates set-back 12m which are acceptable from a highway point of view.

The applicant will need to consider appropriate stockproofing measures to contain livestock whilst gates are opened,

Additionally the applicant needs to demonstrate an appropriate level of on-site parking. On site turning is required given that the fronting road is a busy principal route (A6) and the distance from the public highway to enable vehicles to enter and exit the site in a forward gear.

The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins and means of access. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a dwell area for bins should be provided, clear of the public highway, for use on refuse collection days.

The turning facility should be suitable for the largest vehicle likely to require access i.e. service/delivery/refuse specialist refuse vehicle.

Please ask the applicant to provide revised drawings suitably resolving the above matters and upon receipt I would comment further.

Sue Murdoch | Highways Development Control  
Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire DE4 3AG  
Tel: 01629 538694



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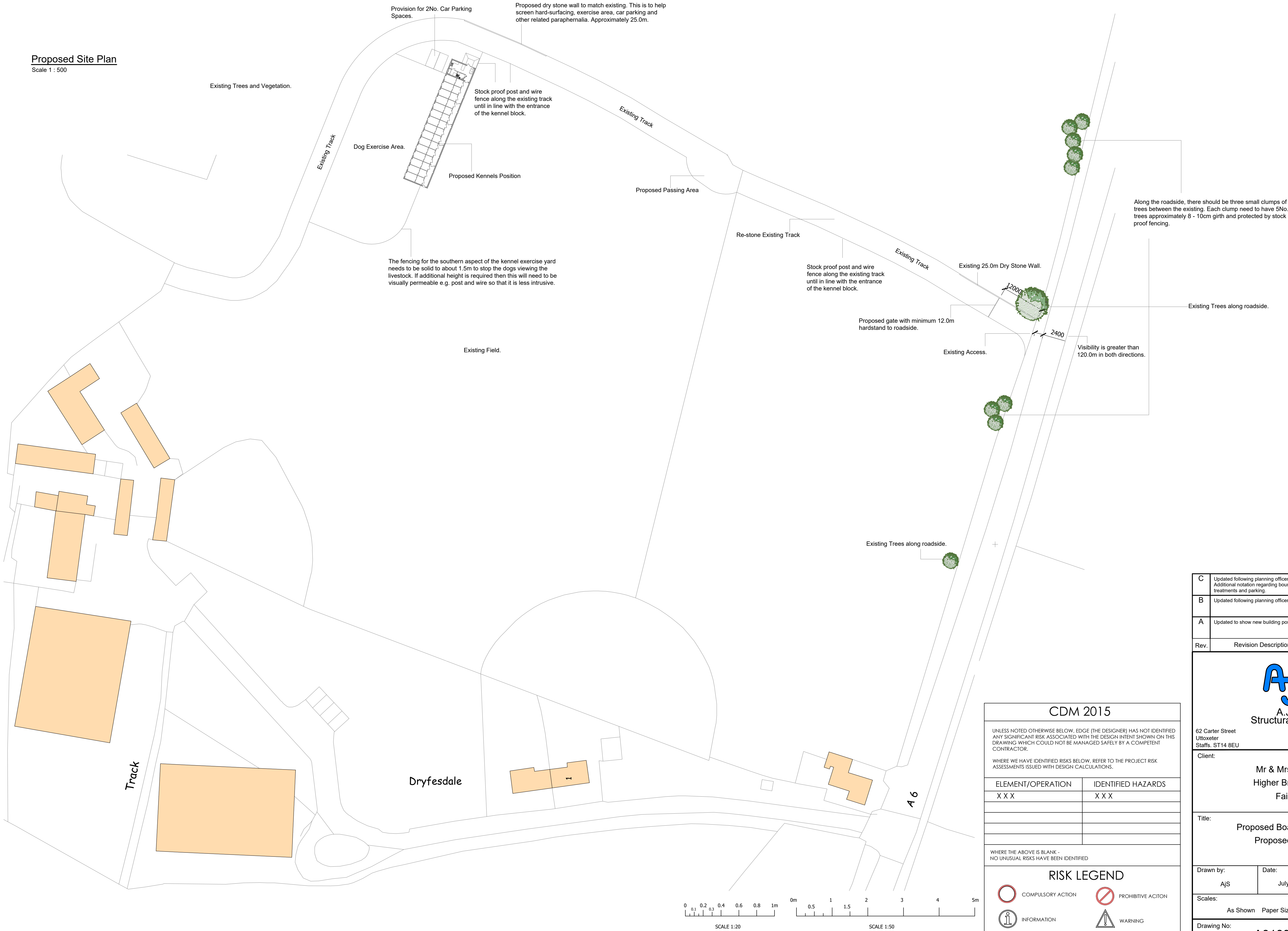
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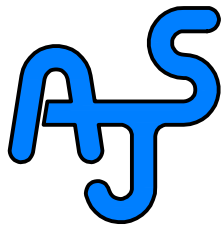
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Proposed Site Plan  
Scale 1 : 500



C	Updated following planning officer comments - Additional notation regarding boundary treatments and parking.	AJS			07-02-18
B	Updated following planning officer comments.	AJS			18-01-18
A	Updated to show new building position.	AJS			24-10-2017
Rev.	Revision Description	Drm			Date



A.J.S.  
Structural Design

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Fax: 01889 569805

Client:

Mr & Mrs Spillane  
Higher Brook Farm  
Fairfield

Title:

Proposed Boarding Kennels:  
Proposed Site Plan

Drawn by: AJS

Date: July 2017

Index No.:

Scales:

As Shown Paper Size A1

Drawing No: A3189 - 002

Revision: C

CDM 2015	
UNLESS NOTED OTHERWISE BELOW, EDGE (THE DESIGNER) HAS NOT IDENTIFIED ANY SIGNIFICANT RISK ASSOCIATED WITH THE DESIGN INTENT SHOWN ON THIS DRAWING WHICH COULD NOT BE MANAGED SAFELY BY A COMPETENT CONTRACTOR.	
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