

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2021/0086 - 3 Freetown, Glossop
Date: 10 August 2021 15:09:14
Attachments: [image001.png](#)

Hi

Please see below revised updated comments from DCC Highways Authority in connection with HPK/2021/0086

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: Place Development Control (Place) <ETE.DevControl@derbyshire.gov.uk>
Sent: 10 August 2021 15:02
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2021/0086 - 3 Freetown, Glossop

Hi James,

Given the existing property (comprising 2 No bedrooms) only has a single car parking space available, the provision of an additional parking space(s) – as identified on the revised application drawing - would be considered acceptable to the Highway Authority. The only potential issue I would raise relates to the proposed driveway surfacing material – this appears to be an unbound gravel surface, which is likely to get ‘tracked-out’ of the site and deposited on the highway – to the detriment of pedestrian safety. The Highway Authority would recommend a solid bound surface material is used, or, alternatively, if a gravel surface must be used that the initial 1.0 – 1.5m of the drive be in a solid bound material (tarmac or block paving) to prevent the unbound surface migrating to the highway.

On the basis the proposals are now acceptable in planning terms I would recommend the following conditions and notes be appended to any consent issued:-

Conditions

Prior to the extensions being taken into use the additional car parking area, as identified on the revised application drawing, shall be laid out, constructed in a solid bound material for at least the initial 1.5m from the highway boundary and be made available for the parking of a motor vehicle associated with the property. Thereafter the area shall remain free from any impediment to its designated use.

Concurrent with the formation of the new parking space the existing boundary wall shall be reduced in height, in accordance with the revised application drawing, to maximise visibility and pedestrian intervisibility to and from the site from a 2.4m setback from the

carriageway edge. Thereafter the area in advance of the sightline shall be maintained free from any obstructions to visibility over 900mm high.

Notes

Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission (extending existing driveway width), separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.

Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to 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 dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

The Highway Authority recommends that the first 5m 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.

Highways Development Control

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County Hall | Matlock | Derbyshire | DE4 3AG

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From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: 10 August 2021 12:45
To: Ian Turkington (Place) <lan.Turkington@derbyshire.gov.uk>
Subject: HPK/2021/0086 - 3 Freetown, Glossop

Hi Ian

You commented on the above application for a first floor extension which would serve an additional two bedrooms at the property back in May (attached)

The latest attached revised plans (acceptable with regards to matters of Design and Amenity) have been submitted which show the provision of 3 x off street parking spaces but fail to meet the minimum dimensions of 5.5m x 2.4m. The plans show the widening of the existing dropped kerb and the reduction of the height of the adjacent wall to 600mm or less.

Could you please advise whether your authority objects to this latest proposed layout and in the event that you do, whether you would be prepared to submit representations at appeal should the application be refused on grounds of highway safety?

Kind Regards

James Stannard MRTPI
Planning Officer
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