

Substantive response of the Local Highway Authority (LHA) to a planning application consultation received from the Local Planning Authority (LPA).



Local Planning Authority: Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Application Details

Application Ref : DET/2022/0014

Proposal : Change of use of agricultural building to a dwelling under class Q of the general permitted development order.

Site : HIGHWOOD FARM
MELLOR ROAD
NEW MILLS
SK22 4QG

General Details

Planning Case Officer : James Stannard

Applicant : Mr Paul Race

Substantive response provided in accordance with article 22(5) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

Advice to LPA

The proposal seeks the conversion of an existing agricultural barn to form a 4no bedroom dwelling with associated off-street parking.

The application site is located on Mellor Road which is a classified road subject to a 40mph speed limit. Whilst its appreciated the proposal will re-use an existing building a residential dwelling will result in an intensification in use of the existing vehicular access, however, any increase in traffic the proposal may generate is unlikely to lead to any safety issues associated with the access.

Whilst its appreciated the applicant has submitted plans demonstrating visibility sightlines, the full extents of the sightlines should be demonstrated and it appears likely

that the splay in the Southern direction would likely require land outside the applicants control when measured to the nearside carriageway edge for a distance of 103m.

Therefore, the Highway Authority recommends that the entire site frontage be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2.4m into the site from the carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.

The proposed off-street parking bays demonstrated on the Proposed Block Plan are below recommended dimensions i.e., each parking bay should measure a minimum of 2.4m x 5.5m with an additional 0.5m of width to any side adjacent to a physical barrier e.g., wall, hedge, fence, etc. However, the existing/modified area of hardstanding is sufficient to serve acceptable levels of off-street parking associated with the proposed dwelling, along with manoeuvring space so that vehicles can both enter and emerge from the site in a forward gear.

The Highway Authority has no objections to the proposal, and it is recommended the following conditions are included in any consent:

Recommended Conditions / Reasons

1. The entire site frontage shall be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2.4m into the site from the nearside carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.
2. The existing/modified area of hardstanding within the curtilage of the application site as shown on the submitted plans shall be used for the parking and manoeuvring of vehicles clear of the highway and shall be maintained free of any impediment to its designated use.
3. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained for their designated purposes at all times thereafter.

In addition to the above conditions, the following note should be appended to any consent for the applicant's information:

Informatives

- a. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such

deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
27 September 2022	Jamie Bradbury	Jamie Bradbury	10 October 2022