
From: Glen Donaldson (Place) <Glen.Donaldson@derbyshire.gov.uk>
Sent: 20 October 2022 12:29
To: Planning (HPBC)
Cc: Hiles, Tom
Subject: HPK/2022/0385 Kuranda House, Forge Road, Whaley Bridge

Proposal: Conversion of part of the existing Kuranda House offices into 2 no., 2 bedroom dwellinghouses and the erection of a new attached 3 bedroom dwellinghouse.

Location: KURANDA HOUSE
FORGE ROAD
WHALEY BRIDGE
SK23 7HY

Your Ref: HPK/2022/0385

Our Ref: HPBC/2022/001395

The above application has been forwarded to this Authority for highway considerations and I have the following comments to make :-

The County Council note the submitted Design and Access Statement (D&AS) refers to the previously approved planning application for this site under ref HPK/2018/0497 (Proposed Partial Demolition of Existing Commercial Property. Conversion of Warehouse to Offices (B1a). Construction of 8 no. flats (in 2 no. buildings) with 6 no.flats served by carer accommodation (C3). Detached Garage and Associated Works, Kurunda House, Forge Road, Whaley Bridge) where the following HA response was provided:

,The site is located off Buxton Road, a classified road running through Whaley Bridge. Access to the site is proposed via an existing vehicular access off Buxton Road which is set to be widened as part of the proposals, with such an access considered acceptable in terms of both emerging and forward visibility.

Internally within the site a total of 9 parking spaces are proposed (including 2 accessible bays). In accordance with Appendix 1 – Parking Guidance of the High Peak Borough Council’s Local Plan 12 spaces are recommended (3 spaces for the two 2 bed flats, 5 spaces for the office (B1 use) and 4 spaces for the sheltered accommodation). Accordingly, the Highway Authority would recommend that additional parking spaces be provided within the site.

It is noted that access to the proposed garage will be blocked by parking, however it is presumed such parking will be associated with the garage. However the applicant may wish to revise the proposal should this not be the case.

A number of parking spaces are proposed to be served via Forge Road. Forge Road is not adopted, clarification is therefore sought that the applicant has a right of access along Forge Road and is able to utilize such parking spaces.

Accordingly, before making my formal recommendations I would be obliged if you could ask the applicant to revise the proposal in view of the above comments and in the meantime please hold the application in abeyance until revised plans have been submitted.’

Further to the HA response above, the HA provided a second response:

‘The applicant has confirmed that they have a right of access along Forge Road along their entire boundary and I shall presume that you will satisfy yourself that the applicant has the necessary vehicular access rights. Internally, the revised plan demonstrates acceptable parking levels and space for manoeuvring within the site. Accordingly, there are no highway objections to the above planning application, subject to the following conditions being included in any consent granted in the interests of highway safety.

1. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the revised application drawing for the parking and manoeuvring of residents’, visitors’ and staff vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

2. The premises, the subject of the application shall not be occupied until a bin store has been provided adjacent to Forge Road, so bins can be stored clear of the public highway on collection day'

The D&AS also states that the applicant met with Planning Officer Tom Hiles on 27.04.2022 to discuss these new proposals. Elements of the new application covered at this meeting are summarised as follows: Parking: A total provision of 6 no. spaces to serve the 3 no. dwellinghouses was viewed as acceptable.

Therefore, there are no highway objections to the above planning application, subject to the following conditions being included in any consent granted in the interests of highway safety:

1. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with the revised application drawing for the parking and manoeuvring of residents', visitors' and staff vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

2. The premises, the subject of the application shall not be occupied until a bin store has been provided adjacent to Forge Road, so bins can be stored clear of the public highway on collection day.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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