

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 : HPK/2022/0461

Proposal : Application for a temporary agricultural workers dwelling including retrospective application for a temporary caravan

**Site : Lower Cadster Farm
Chapel Road
Whaley Bridge**

General Details

Planning Case Officer : James Stannard
Applicant : Ray And Jason Butler

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 retention/replacement of a temporary agricultural workers dwelling (caravan). On the basis that temporary agricultural workers caravan is justified in agricultural terms, there are no objections to the proposal in principle.

The application site is located on a private lane which is also a public right of way off Chapel Road (B5470). The existing vehicular access to Chapel Road is substandard in terms of emerging visibility given the 50mph speed limit and alignment of the road, however, in view of vehicle movements generated by the applicant travelling to and from the site prior to the caravan being sited it is unlikely that the applicant living on-site results in a significant intensification of use of the access to Chapel Road.

It is considered that existing area of hardstanding within the site is sufficient to accommodate any additional off-street parking generated by the applicant living on site, and there is available space for manoeuvring to enable vehicles to both enter and emerge from the site in a forward gear.

It is recommended that a condition is included in any consent to ensure the existing/replacement caravan is on a temporary basis only and will be occupied by the applicant only.

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

Recommended Conditions / Reasons

1. The existing/modified area of hardstanding within the curtilage of the application site as shown on the submitted plan 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.

Informatives

a. The application site is adjacent to a Public Right of Way (Footpath No 112 Whaley Bridge 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. Further advice can be obtained by calling 01629 533190 and asking for the Rights of Way Duty Officer.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
1 November 2022	Jamie Bradbury	Jamie Bradbury	3 November 2022