

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/2022/0471

Proposal : Erection of 2 dwellings and associated works

Site : LAND AT,
Longclough Drive,
Simmondley,
Glossop,
Derbyshire,

General Details

Planning Case Officer : Tom Hiles
Applicant : Matt Sharp

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 construction of a 2no three-bedroom dwellings with associated off-street parking.

The application site is located on Longclough Drive/Brookside which is a unclassified road subject to a 30mph speed limit, therefore, typically each access should be provided with exit visibility splays of 2.4m x 43m to the nearside carriageway channel in each direction. Emerging visibility splays from the proposed accesses appear slightly deficient in the North/Northeast direction due to the junction onto Primrose Lane, however, in this instance it is considered that maximum achievable sightlines from the proposed accesses in the North/Northeast direction would be acceptable as vehicle speeds in the vicinity of the junction are likely below the legal limit.

It's recommended that the driveways provided with 2.0m x 2.0m x 45° pedestrian intervisibility splays to each side, such space may also be used on a temporary basis for standing of waste bins clear of the highway on refuse collection days.

The proposed level of off-street parking provision is sufficient to serve the proposed development, however, it is recommended that an additional 0.5m of width is provided to any parking bay adjacent to a physical barrier (hedge, fence, wall etc).

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. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

2. Before any other operations are commenced (excluding Condition 1 above) new vehicular accesses shall be formed to Brookside in accordance with the application drawings and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centreline of the accesses, for a distance of 43m in the Southwest direction and the maximum achievable distance in the North/Northeast direction, as measured along the nearside carriageway edge. The area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

3. The premises, the subjects of the application, shall not be occupied until space has been provided within the application site generally in accordance with the application drawings for the parking of resident's vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

4. There shall be no gates or other barriers within 5.0m of the nearside highway boundary and any gates shall open inwards only.

5. The proposed access drives to Brookside shall be no steeper than 1 in 14 for the first 5.0m from the nearside highway boundary and 1 in 10 thereafter.

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

Informatives

a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, 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.

b. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken 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 applicant'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.

c. The Highway Authority recommends that the first 5m of the proposed accesses / driveways 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.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
8 December 2022	Jamie Bradbury	Jamie Bradbury	14 December 2022