

From: [Glen Donaldson \(Place\)](#)
To: [Stannard, James](#)
Cc: [Planning \(HPBC\)](#)
Subject: HPK/2022/0482 Land Adjacent 149 High Hill Road, New Mills
Date: 08 December 2022 13:48:41

NEW APPLICATION: HPK/2022/0482

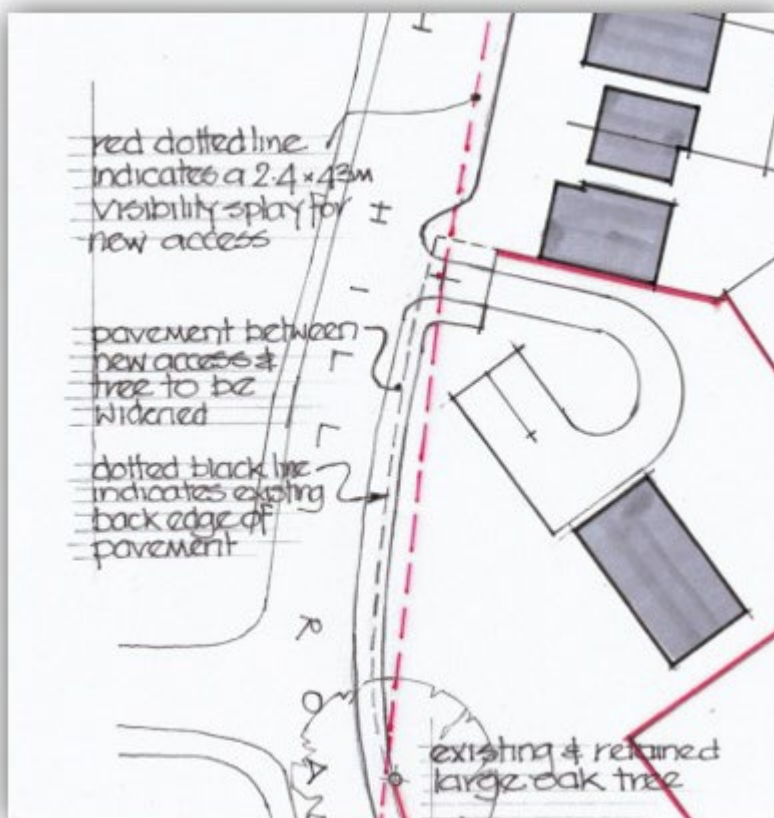
LOCATION: Land Adjacent 149 High Hill Road, New Mills

PROPOSED DEVELOPMENT: Outline Planning Permission with some matters reserved, appearance, landscaping, layout and scale for a proposed single detached dwelling

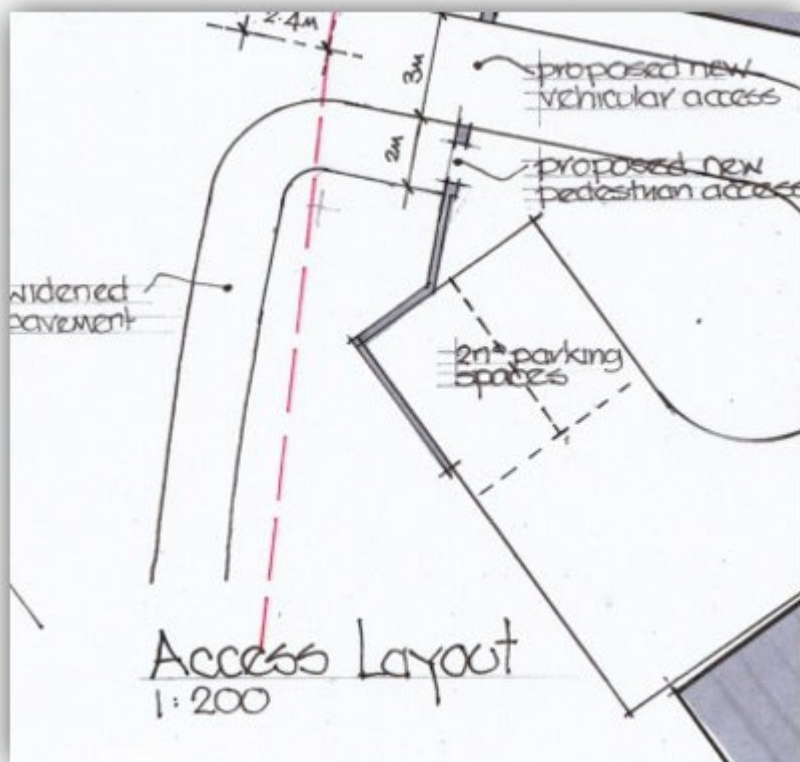
Hello James.

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

1. Submitted drawing SHB7/02A (see extract below) mentions the '*pavement between new access & tree to be widened*' and the submitted application form states that the a new or altered vehicular and pedestrian access proposed to or from the public highway, but the information provided does not indicate the extent of the land that is currently under the developer's ownership and control (only the red line development line is shown on the Location Plan provided, but no blue ownership line shown) or if there are small pockets of land that sit outside the existing unadopted highway boundary. So to secure an agreement with the County Council, all affected landowners must be prepared to dedicate their land for highway purposes and enter into a Highways Act 1980 Section 72 agreement, prior to the commencement of any works.



2. Submitted drawing SHB7/02A (see extract below) contains parking spaces and a turning area for vehicles, but no vehicle tracking or parking bays sizes have been shown, so this drawing will require amending accordingly.



3. Submitted drawing SHB7/02A (see extract below) shows a what looks like being either a loading bay, passing place or parking area for the adjacent properties, but the visibility splay runs through this area, so the applicant needs to determine if the status of the area by determining if it is a Highway Maintainable at Public Expense (HM@PE) and the Information about the extent of the adopted highway can be obtained and advice can be sought via email: highways.extents@derbyshire.gov.uk or (as per point 1 above) land ownership details are required to ensure that the area remains unobstructed for proposed purpose.



The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded to approve the application in its current form we would be grateful if the LPA could reconsult the Highway Authority so that consideration can be given to formulating appropriate conditions/informatives which can be recommended to be appended to any consent issued.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council

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