

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/2022/0572

Proposal : Proposed replacement of dilapidated garage building with new garage and workshop with home office space.

Site : Land Adjoining 2, Sylvan Cliff, Buxton

General Details

Planning Case Officer : James Stannard
Applicant : Mr & Mrs Hornsey

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 replacment of an existing garage with a new garage including a office and workshop.

In view of the level of off-street parking provision within the site remaining the same, there are no objections in principle.

The proposed garage is setback around 6.2m from the nearside highway boundary/back of the footway, the Highway Authority recommends that the garage is setback 6.5m from the nearside highway boundary so that vehicles can fully pull off of the public highway/footway prior to the garage doors being opened.

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

Recommended Conditions

1. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation and the storage of plant and materials, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.

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

Informatives

a. 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.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
5 January 2023	Jamie Bradbury	Jamie Bradbury	17 January 2023