

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/2022/0350

Proposal : Residential development comprising 20no. shared ownership dwellings with parking and associated works.

Site : NEW MILLS FOOTBALL CLUB
CHURCH LANE
NEW MILLS
SK22 4NP

General Details

Planning Case Officer : Rachel Simpkin

Applicant : GERAINT CITY HEART HOMES LTD

Substantive response provided in accordance with article 22(5) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

Advice to LPA

I refer to the above application, revised details of which were referred to this Authority on the 10th January 2023, for further consideration.

The proposed site layout would not be considered for adoption by the Highway Authority due to the stretch of road into the site from Church Lane along the Western boundary of the football pitch not including any dwellings along the frontage.

The Refuse Vehicle Swept Path Plan included in the Transport Statement Addendum demonstrates emerging visibility sightlines of 2.4m x 43m in either direction from the existing/modified vehicular access to Church Lane in line with the Highway Authorities previous comments.

The Highway Authority recommends that the footway/dropped kerb fronting the site access is resurfaced as it is currently in a poor state.

Whilst the Highway Authority previously requested that off-street parking be provided on the basis of 2no spaces per 2/3 bedroom dwelling with each parking bay measuring a minimum of 2.4m x 5.5m, it is noted on the Transport Statement Addendum that the proposed off-street parking provision of 36no spaces and the bay dimensions of 2.4m x 4.8m accord with your own Authorities Local Plan (2016). Therefore, i trust you will satisfy yourself that this is acceptable.

It is suggested that off-street parking associated with the football club that will be displaced by the proposal will be accommodated on the surrounding highway network, however, the Highway Authority has concerns that on-street parking associated with the football club would likely occur in close proximity to the football grounds on Church Lane. Therefore, in order to mitigate any negative impacts as a result of the increase in on-street parking a scheme for waiting restrictions on Church Lane, to be secured by condition, will be required i.e. Double yellow lines from the junction to the A6015 to the football ground main entrance on both sides of Church Lane, and a continuation of the double yellow lines on the Southwest side of the Church Lane to the site access and double yellow lines on the opposite side of the road from the site access to the existing keep clear road markings fronting St Georges Primary School.

As the proposed layout wouldn't be considered for adoption by the Highway Authority, it is considered that space for replacement off-street parking associated with the football club could be provided within the site, the removal one of the footways either side of the site access road would provide space to enable off-street parking for some vehicles, similar to the existing situation. Therefore, it is recommended the applicant considers a revised layout incorporating the above which should be demonstrated on a revised plan.

The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins and means of access.

I would be grateful if the applicant could consider the above comments and be given the opportunity to submit revised plans.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
10 January 2023	Jamie Bradbury	Jamie Bradbury	25 January 2023