

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2022/0543 - Further DCC Highways Comments
Date: 20 February 2023 10:39:58

Hi

Please see below latest comments from DCC Highways in connection with HPK/2022/0543

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Jamie Bradbury (Place) >
Sent: 16 February 2023 15:24
To: Stannard, James <
Subject: RE: HPK/2022/0543 - Lime Tree Park Dukes Drive Buxton

Hi James,

Thanks for the additional information.

On the basis that the field has been used for camping with up to 20 pitches over the past 20 years, the Highway Authority is satisfied that the proposed change of use would not result in any negative impact from a highways point of view.

Therefore, the Highway Authority has no objections to the proposal, please include the following note in any consent for the applicants information.

- a. Public Rights of Way, Footpath No1 King Sterndale and Footpath No27 Buxton, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times. There should be no disturbance to the surface of the route without prior authorisation from the Rights of Way Inspector for the area. Consideration should be given to members of the public using the route at all times. A temporary closure of the route may be granted to facilitate public safety subject to certain conditions. Further information may be obtained by contacting the Rights of Way Section – [ETE.PROW@derbyshire.gov.uk](mailto:E.TE.PROW@derbyshire.gov.uk). If a structure is to be erected adjacent to the right of way, it should be installed within the site boundary so that the width of the right of way is not encroached upon.

Kind regards,

Jamie Bradbury | Technician | Development Control | Place | Derbyshire County Council |
Direct Dial:

From: Stannard, James <>

Sent: 15 February 2023 12:31

To: Place Development Control (Place) <> **Subject:** HPK/2022/0543 - Lime Tree Park Dukes Drive Buxton

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Hi Jamie

Further to your response in connection with HPK/2022/0543, the applicant's agent has responded as follows:

In response to the point raised in your email to satisfy highways, I have received confirmation from the applicant that the maximum capacity for the parcel of land is 20 pitches, which in main season has been the case of 20 tents on average per week using the field for the previous 20 years. Camping finishes in October to 1st March so the field is closed during those times. Although the application is for the change of use, this is retrospective as the field has been used for this purpose for the previous 20 years at least, therefore there are no proposals to increase the number of visitors over and above what has been the number of guests on average during that time. Essentially, the application is for the erection of a replacement toilet block facility and therefore will not increase the level of traffic from a Highways point of view.

Can you confirm whether this satisfies your points of clarification?

Kind Regards

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

From: Place Development Control (Place)>

Sent: 15 December 2022 10:01

To: Planning Comments (HPBC) <>

Subject: Response To Application Number HPK/2022/0543 at Lime Tree Park Dukes Drive Buxton Derbyshire SK17 9RP

Please find attached highway comments in relation to the above planning application.

Regards

Jamie Bradbury

Highways Development Control

Place | Derbyshire County Council

County Hall, Matlock, Derbyshire DE4 3AG

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