

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 : DET/2023/0004

Proposal : Conversion of commercial building to two-bedroom dwelling

Site : Birch House,
Spinnerbottom,
Birch Vale,
SK22 1DH

General Details

Planning Case Officer : James Stannard
Applicant : N/A

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 conversion of an existing commercial building to form a 2no bedroom dwelling.

The application site is located remote from the public highway served via an existing access / track off Spinnerbottom. The red line boundary has no frontage to the public highway (the nearest being Spinnerbottom) and it is presumed that your Authority will assess whether the applicant has the necessary rights of vehicular access to the building and that these can be assigned to future occupiers, the applicant may wish to submit a revised plan including the access to the public highway within the red outline boundary.

Whilst it is appreciated the existing building is for commercial use, no details have been

submitted relating to vehicle movements associated with the buildings extant / current use, therefore, it is recommended the applicant submits details on vehicle movements associated with the site in order to off-set any concerns of an intensification in use of the vehicular access to Spinnerbottom.

The proposed level of off-street parking provision is sufficient to serve a 2no bedroom dwelling, and there appears to be space in the site for the standing and turning of residents and delivery type vehicles to enable vehicles to both enter and emerge from the site in a forward gear, although manoeuvring space should also be included in the red outline boundary.

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. Bin storage should not obstruct the private drive access, parking or turning provision.

Accordingly, before making my formal recommendations I would be obliged if you could ask the applicant to submit revised details in view of the above comments and in the meantime, please hold the application in abeyance until revised details have been submitted.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
6 March 2023	Jamie Bradbury	Jamie Bradbury	9 March 2023