

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/2023/0064

Proposal : Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (known as Artisan Quarter) and associated outbuildings to 13 form apartments

Site : The Artisan Quarter, Spring Gardens, Buxton, Derbyshire, SK17 6BZ

General Details

Planning Case Officer : Rachel Robinson
Applicant : Mr Jon Baigent

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 above proposal is a resubmission of a previously approved application (HPK/2017/0232) which seeks the conversion of a former Public House and associated outbuildings to form 13 apartments.

The above proposal is a resubmission of a previously approved application (HPK/2017/0232) which seeks the conversion of a former Public House and associated outbuildings to form 13 apartments. The Highway Authority raised no objections to the original application; however, concerns were raised in relation to residents of the proposed apartments utilising Hoker Avenue (not adopted) for parking. To reiterate previous comments, any obstruction to Holker Avenue would be civil / police matter.

This current application includes no details of parking provision in the application form

or on the submitted plans, and it has been confirmed that the development will be “car free”. Based on the sites former use, close proximity to the town centre and public transport it is considered unlikely that the lack of off-street parking would justify a reason for refusal that could be substantiated at appeal.

Nonetheless, it is recommended sheltered and secure bicycle parking is provided in the site.

A construction management statement is recommended detailing how the construction works phase is to be carried out, minimising disruption to the neighbouring properties including appropriate traffic management.

The Highway Authority has no objections to the proposal, and it is recommended the following conditions are included in any consent:

Recommended Conditions

1. No development shall take place including any works of demolition until a construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic, including abnormal loads/cranes et.
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

2. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

3. Prior to the occupation of the Development hereby approved adequate bin storage and a bin dwell area for use on refuse collection days shall be provided clear of the public highway, within the site curtilage, and shall be retained thereafter free from impediment to its designated use.

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

Informatives

a. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action 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 developer'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
1 March 2023	Jamie Bradbury	Jamie Bradbury	22 March 2023