

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0099 - Land adjacent to The Meadows, Green Lane, Hadfield, Glossop.
Date: 22 March 2023 15:41:02

From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 22 March 2023 15:24
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: HPK/2023/0099 - Land adjacent to The Meadows, Green Lane, Hadfield, Glossop.

Dear James,

I refer to the above application recently received by this authority for highway comments.

The application proposes a relocated access to serve the proposed dwelling. The proposed access location is nearer to the adjacent property, The Meadows, and will have somewhat restricted emerging visibility, especially compared to the current access location. However, there are similar accesses in the vicinity of the site and as the existing access will be closed, it is considered that the relocated access does not warrant an objection on highway safety grounds.

The proposed dwelling includes an integral garage; the internal dimensions of the garage are below those recommended to accommodate a vehicle (recommended minimum internal dimensions are 6m x 3m). Based on the submitted proposed layout plan, the external parking space is also of restricted size. However, it is considered that there is space available within the site to accommodate an acceptable level of off street parking provision.

Based on the above comments, there are no highway objections to the application and it is recommended that the following conditions are included in any consent granted:

Before the first occupation of the dwelling a new vehicular access shall be created to Green Lane in accordance with the application drawings, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.

Before the first occupation of the dwelling space shall be provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents' vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Before the first occupation of the dwelling the existing vehicular access to Green Lane shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.

Please also attach the following advisory note to any consent granted for the information of the applicant:

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Place department at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement.

Yours sincerely,

Adrian Martin | Project Engineer | Highways Development Control | Place | Derbyshire County Council | |

Visit us at www.derbyshire.gov.uk | Follow us on Twitter | Find us on Facebook

Join thousands of local residents who receive regular county council news direct to their inbox. Go to our [website](#) and click on the Sign Up button.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents

of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

CONTROLLED

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
