

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0009 - 2 Phoside View, Chapel Road, Hayfield
Date: 28 March 2023 12:22:15

From: Jamie Bradbury (Place) <>
Sent: 28 March 2023 08:50
To: Stannard, James
Subject: RE: HPK/2023/0009 - 2 Phoside View, Chapel Road, Hayfield

Morning James,

Apologies, for some reason this one hadn't been booked into our system.

Ref: HPK/2023/0009

Proposal: Parking area, access to track to create a safe means of access to existing house, change of use of part of the field into access track, parking area for 2 Phoside View

Location: 2, Phoside View, Chapel Road, Hayfield, Derbyshire, SK22 2JN

The proposal seeks the creation of a new vehicular access to Chapel Road to serve off-street parking provision for No2, Phoside View. The application site was the subject of a proposal for a single parking space and the creation of an associated access adjacent to the site in 2007 (HPK/2007/0421), the Highway Authority recommended refusal of the proposal due to the creation of a vehicular access with severely substandard levels of emerging visibility and no provision of manoeuvring space in the site to enable vehicles to both enter and exit in forward gear. It should be noted that the proposed vehicular access and parking area, the subject of this current application, offer a significant improvement in terms of available emerging visibility and space within the site for the manoeuvring of vehicles.

The application site was also the subject of pre-application advice from the Highway Authority in November 2022, relating to the above proposal.

As part of the submission the applicant included a traffic speed survey demonstrating vehicle approach speeds in the vicinity of the proposed vehicular access, the results of the traffic speed survey don't appear to have been submitted as part of this application. However, the Highway Authority is satisfied that the available emerging visibility sightlines demonstrated from the

proposed vehicular access are generally in accordance with 85%ile vehicle approach speeds in the vicinity of the site in each direction.

In this instance the Highway Authority would accept maximum emerging visibility sightlines extending from a point setback 2.4m from the carriageway edge, measured along the centreline of the access, to a point 1m into the carriageway edge in either direction.

The dimensions of the proposed off-street parking bays are in accordance with your own Authorities standards.

The applicant has also submitted a swept path analysis demonstrating adequate space in the site to enable vehicles to both enter and emerge in a forward gear which is required due to the classified nature of Chapel Road.

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

1. A new vehicular access shall be formed to Chapel Road in accordance with the application drawings and provided with maximum visibility sightlines extending from a point setback 2.4m from the carriageway edge, measured along the centreline of the access, to a point 1m into the nearside carriageway in either direction. The area in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway level.
2. The proposed vehicular access, the subject of condition 1 above, shall not be brought into use until the parking and turning facilities have been provided as shown on drawing – SITE PLAN - JG03.
3. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

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

- a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone
- b. 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.

- c. The Highway Authority recommends that the first 5m of the proposed access / driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel, etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the landowner.
- d. Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Kind regards,

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

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From: Stannard, James <James.Stannard@highpeak.gov.uk>

Sent: 24 March 2023 10:18

To: Place Development Control (Place) >

Cc: Glen Donaldson (Place) <>; [Syed Akhter \(Place\)](#) <; [Jamie Bradbury \(Place\)](#)

Subject: HPK/2023/0009 - 2 Phoside View, Chapel Road, Hayfield

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Good Morning

I have an application for development described as *"Parking area, access to track to create a safe means of access to existing house, change of use of part of the field into access track, parking area"* at No.2 Chapel Road, Hayfield (HPK/2023/0009).

The determination deadline of 31st March is rapidly approaching and I do not appear to have received a response from DCC Highways Authority.

Given that matters of highway safety are fundamental to a recommendation, I would be grateful if you would prioritise this repones and forward comments to me at your earliest convenience.

Kind Regards

James Stannard MRTPI

Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
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