

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/2023/0007

Proposal : Change of Use of Agricultural Building to Dwelling

Site : STUBBINS FARM

UNNAMED ROAD FROM STUBBINS LANE TO TITHE
BARN FARM
CHINLEY
SK23 6ED

General Details

Planning Case Officer : Pet Twigg
Applicant : Mr Broadhurst

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 change of use / conversion of an existing agricultural building to form 2no three-bedroom dwellings. The application site was the subject of a similar proposal in 2021 (DET/2021/0020) for the conversion of the agricultural building to a single dwelling, the Highway Authority raised no objections to the proposal.

On the basis of the site / buildings former agricultural use, it is not considered that the proposed dwellings would result in a significant increase in vehicle movements associated with each of the existing vehicular accesses.

The Proposed Site Plan demonstrates sufficient level's of off-street parking provision to serve each of the proposed dwellings.

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

Recommended Condition

1. The premises, the subjects of the application, shall not be occupied until the access and parking facilities have been provided as shown on application drawing - Site Plan As Proposed, Drawing No 404.

In addition to the above condition, please include the following notes in any consent for the applicants information:

Informatives

a. The Highway Authority recommends that the first 5m of the modified accesses / driveway's 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.

b. The application site is adjacent to a Public Right of Way (Footpath No16, Chinley/Buxworth/Brownside on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190 and asking for the Rights of Way Duty Officer.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
4 April 2023	Jamie Bradbury	Jamie Bradbury	17 April 2023