
From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 12 June 2023 14:30
To: Planning (HPBC)
Subject: HPK/2023/0212 - 42 Anncroft Road, Buxton.

FAO Pet Twigg,

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

The application proposes relocating the existing access off Terret Grove to Anncroft Road. Whilst the proposed access is close to the junction with Terret Grove, it is considered that in this instance the new access would not have such a detrimental highway impact which would warrant an objection. There will be some betterment to junction intervisibility with the removal of the hedge boundary and replacement with a fence as indicated on the submitted plans; the fence should not exceed 1m in height relative to the adjacent carriageway level and this should be conditioned accordingly.

The proposed garage does not meet the recommended minimum internal dimensions of 3m x 6m; however it is not considered that an objection to insufficient on site parking in this instance could be sustained.

Based on the above comments, there are no highway objections to the application subject to the following condition being included in any consent granted:

1. There shall be no boundary treatment above 1m in height relative to the adjacent carriageway level along the entire site boundary with Anncroft Road and along the site boundary with Terret Grove for a distance of approximately 10m from the junction with Anncroft Road.
2. The existing access on Terret Grove shall be closed with a permanent barrier with the footway crossing being reinstated as footway.

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

1. 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.
2. 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

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