

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/2023/0188

Proposal : Kerbs dropped in front on property to make entrance for a drive on the existing front lawn

Site : 15 Balvarran,
Burlow Road,
Harpur Hill,
Buxton,
SK17 9HZ

General Details

Planning Case Officer : Rachel Robinson

Applicant : Mr Gavin Passey

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 to create a new vehicular access to Burlow Road, to serve an off-street parking space / bin dwell area.

The application site is located on Burlow Road which is a classified road subject to a 30mph speed limit, the Sight lines plan demonstrates emerging visibility sightlines of 2.4m x 47m in both directions which are acceptable. As Burlow Road is a classified road, typically, space should be provided within the site to enable vehicles to manoeuvre to enter and exit the site in a forward gear. However, majority of the properties in the vicinity of the site don't benefit from manoeuvring space, therefore, it is not considered there are grounds for a highways objection.

Off-street parking bays should measure a minimum of 2.4m x 4.8m with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, hedge, fence, etc.

The depth of the proposed parking area is in the region of 3.7m - 3.8m, which is significantly below the minimum dimensions for a parking bay as stated above. Therefore, it is recommended the applicant considers a revised layout in order to provide a parking area with a minimum depth of 4.8m.

Accordingly, I would be obliged if you could ask the applicant to submit revised plans in view of the above comments and in the meantime, please hold the application in abeyance until revised plans have been submitted.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
15 June 2023	Jamie Bradbury	Jamie Bradbury	29 June 2023