
From: Stannard, James
Sent: 03 July 2023 07:51
To: Planning Comments (HPBC)
Subject: HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge
Attachments: Bings Road.PNG

Categories:

Hi

Please see latest comments from DCC Highways in connection with HPK/2022/0476

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Jamie Bradbury (Place)
Sent: Thursday, June 15, 2023 5:24 PM
To: Stannard, James
Subject: RE: HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge

Hi James,

The provision of additional space within the site to enable a vehicle to turn and both enter and exit in a forward gear would eliminate the need for vehicles to reverse on to the highway at a point where visibility is poor.

Please see the attached, roughly showing the extension of the parking area around the green house providing space for a vehicle to reverse into to then exit in a forward gear.

Kind regards,

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

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From: Stannard, James
Sent: 15 June 2023 11:24
To: Jamie Bradbury (Place) **Subject:** RE: HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge

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Hi Jamie

I am in the process of finalising my report and recommendation for the above application.

Further to your comments below, could you please expand on how amendments are required with regards to the layout of parking and manoeuvring?

One of the aims of this part retrospective application is to regularise the site, following the granting of permission for the same development under HPK/2018/0074, which was subsequently varied under HPK/2021/0191 but unlawfully part implemented due to the fact that the pre-commencement condition (Condition 3 relating to HPK/2021/0191 – Decision Notice attached) was not discharged:

3. Within 3 months of the date of this consent, a plan showing car parking provision shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved car parking shall be laid out within 1 month of the date of the approval and shall be retained for the life of the development.

As such, I want to resolve matters relating to parking provision prior to determination, and would therefore be grateful if you could advise of the specific changes/amendments that are required to the latest plans to make them acceptable.

I appreciate you are probably extremely busy but it would be appreciated if you would offer a response by the end of the week.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

CONTROLLED

From: Jamie Bradbury (Place)
Sent: Friday, June 2, 2023 10:59 AM
To: Stannard, James
Subject: RE: HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge

Hi James,

Apologies for the late reply I have been away on leave, forgot to put my out of office on!

Thanks for the additional plans and information much appreciated.

This Authority is satisfied that the proposal is unlikely to result in any increase in vehicle movements associated with the site. As previously stated available emerging visibility from the vehicular access to Bings Road is severely substandard, whilst it is appreciated Bings Road is a un-classified road, it is recommended the parking arrangement is amended slightly in order to provide adequate space for a vehicle to manoeuvre in order to both enter and exit the site in a forward gear, eliminating the need for a vehicle to reverse onto Bings Road at a point where emerging visibility is poor.

Accordingly, provided that you are satisfied that a satisfactory layout can be controlled by condition, there are no highway objections to the proposal from the highway point of view, subject to the following condition being included in any consent granted in the interests of highway safety:

1. Space shall be provided within the application site in accordance with revised drawings first submitted to the Local Planning Authority for the parking and manoeuvring of visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

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

- a. 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 dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- b. The Highway Authority recommends that the first 5m of the 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.

Kind regards,

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

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