

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/2023/0250

Proposal : Remodeling of the internal layout of the existing building to provide parking and the rebuilding of the front elevation.

Site : 24 LIGHTWOOD ROAD
BUXTON
SK17 7BP

General Details

Planning Case Officer : James Stannard
Applicant : Mr Denis Gleeson

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 County Council note the existing vehicle access to the site contains a sliding access gate with limited visibility, so the proposal is an improvement in terms of being ungated and a widening the vehicle access point.

After an internal request, I have obtained a copy of the Highway Maintainable at Public Expense (HM@PE) which shows the building line abuts the HM@PE, so to ensure any windows/doors do not open outwards and construction traffic does not impede traffic, it is recommended that the following Conditions/Notes are appended to any consent granted:

1. Before any other operations are commenced a new vehicular access shall be created to Lightwood Road in accordance with the application drawings.

2. The proposed parking shall be provided in accordance with the application drawing for a vehicle to be parked. Once provided, the space shall be retained free from any impediment to its designated use for the life of the development.
3. There shall be no gates or other barriers on the access/driveway.
4. The proposed access/driveway shall be no steeper than 1:12.
5. No development shall take place until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for the storage of plant and materials, site accommodation, loading, unloading of goods' vehicles, parking of site operatives' and visitors' vehicles, hours of operation, method of prevention of debris being carried onto highway and any proposed temporary traffic management.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, any doors/windows shall not open across or project over the adjacent highway at any time.

In addition, the following notes shall be included for the benefit of the applicant.

- Section 184 Licence. 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 01629 533190.
- 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 householder.
- 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 gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken 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 applicant'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.

- If construction works are likely to require Traffic Management, advice regarding procedures should be sought from the County Council Traffic Management Team. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
12 July 2023	Glen Donaldson	Glen Donaldson	19 July 2023