

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/2023/0204

Proposal : Demolition of two existing buildings and erection of replacement retail / storage building, partial demolition and alterations to existing trade counter building and amendments to front boundary wall and access

Site : Markovitz Builders Merchants Ltd
Park Road
Hadfield
Glossop
Derbyshire
SK13 2AH

General Details

Planning Case Officer : James Stannard

Applicant : Mr R Hopkins (M Markovitz Ltd)

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 a previously approved planning application for this site under reference HPK/2022/0026 where the HA provided the following response on 17 February 2022:

The information submitted with the application refers to two previous applications, indicating that the alterations to the access have already been 'approved'. Whilst the layout does indeed appear similar, this latest submission indicates parking spaces within the opening/closing arc of the gates. Such spaces would be unusable. It is noted that the gates now open outwards from the site rather than inwards as would generally be specified. As this not over the

highway and there is still a reasonable distance between the highway and the opening arc of the gates, the Highway Authority is prepared to accept this in this instance. In view of the history of this site, providing the remaining off-street parking provision accords with your Authority's parking standards, there are no objections to the proposal'.

The latest application has provided drawing number 2019-2480-20 Rev C which has removed one parking space in close proximity to the arc gates, but still propose parking spaces which are only available when the gates are opened.

Therefore, the access alterations have already been agreed in principle, so (as previously recommended under reference HPK/2022/0026), please appended the following Conditions/Notes to any consent granted:

1. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.
2. Before any other operations are commenced, the existing access to Park Road shall be modified in accordance with the application drawing, laid out, constructed and provided with visibility splays of 2.4m x 43m in both directions (or maximum achievable if less than this), the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
3. Off-street parking provision shall be maintained as far as possible during the carrying out of the works and the final off-street parking layout (minus the spaces affected by the gates) shall be demarked on site within 3 months of the extension works being completed. It shall then be maintained free from any impediment to its designated use for the life of the development.
4. There shall be no gates or other barriers on the access other than those shown on the application drawing. Any gates shall not open over the highway and shall be maintained locked in the open position during the hours of operation of the site.

In addition, the following notes shall be included for the benefit 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 Department - Place 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

<https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licencesenforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx> E-mail highways.hub@derbyshire.gov.uk or Telephone Call Derbyshire on 01629 533190.

2. The Highway Authority recommends that the first 5m of the proposed access 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.

3.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.

4.Construction works are likely to require Traffic Management and 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
17 July 2023	Glen Donaldson	Glen Donaldson	4 August 2023