
From: Maria Thiam (Place)
Sent: 07 August 2023 17:09
To: Planning (HPBC)
Subject: Re: Consultation for Planning Application Ref. HPK/2023/0273
Attachments: 2023 08 07 82029549 HPK20230273 Plan to support consultation for planning application.pdf

Categories:

Application Ref: HPK/2023/0273

Location: Bailey Flatt Farm Redgap Lane, Green Fairfield, Buxton

Proposed Development: Conversion of redundant barns to create 2 dwellings ancillary to the main house and alterations to the main dwelling to include front porch and orangery at the rear

Thank you for your consultation.

I can advise that Buxton Public Footpath Nos. 18 and 19 run through the development site and Buxton FP No. 17 runs along the access road to the site. I do not see a reference to the paths on the planning application, they are shown on the attached plan.

The Rights of Way Section has no objection to the proposals as it appears that the routes will be ultimately unaffected by the proposed works. It is worth noting however that FP No. 17 runs along the access road and due consideration needs to be given to members of the public using the path during the works with appropriate signage to mitigate the risks to path users. I should be grateful if you would advise the applicant as follows: -

- The footpaths must remain open, unobstructed and on their legal alignment.
- There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.
- Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development.
- There should be no encroachment of the paths, and no fencing should be installed without consulting the Rights of Way Section.
- Increased passes of vehicles crossing the path will inevitably damage the path surface. Any significant damage to the path surface caused by vehicles must be repaired by the applicant to the satisfaction of DCC.
- Private rights must not derogate the public's right to use the footpaths.

I can confirm that at today's date, no applications which affect the site have been received under Section 53 of the Wildlife and Countryside Act 1981.

This information is provided without prejudice to any claimed rights, which might subsequently be proven to exist under Section 53 of the Wildlife and Countryside Act 1981.

I hope this information is of assistance.

Kind Regards

Maria Thiam

Rights of Way Assistant – Public Rights of Way
Network Planning - Highways
Place
Derbyshire County Council

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