

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0005 - Further Highways Authority comments
Date: 16 August 2023 10:45:16

Hi

Please see below further comments from the Highways Authority in relation to HPK/2023/0005.

Regards

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

From: Jamie Bradbury (Place)
Sent: Wednesday, August 16, 2023 10:43 AM
To: Stannard, James
Subject: RE: HPK/2023/0005 - Buxton Press Ltd, Palace Road, Buxton

Morning James,

Thanks for the further information, much appreciated.

As you state, in accordance with your own Authorities parking standards for the sites B2 Use Class, 45no parking spaces should be provided to serve a site with a floor space of 2700m². Therefore, the existing number of off-street parking spaces associated with the site is slightly below recommended levels, and the proposal results in a loss of 17 spaces.

Whilst the reduction in on-site parking spaces is not ideal, the application site is located in a sustainable location in the centre of Buxton. Buxton Train station is in close proximity to the site on Station Road, along with availability of other public transport facilities and public car parks nearby the site, therefore, it is considered that alternate modes of travel can be used to commute to the site, without reliance on the use of private vehicles.

Nonetheless, in order to promote sustainable travel it is recommended that sheltered, secure and accessible bicycle parking facilities are provided within the site.

Additionally, the public highway fronting the site, Palace Road, has extensive waiting / parking restrictions, excluding a short unrestricted area to the South of the site. Therefore, it is unlikely that the reduction in parking would result in any on-street parking issues on Palace Road, and any parking in restricted area's would be an offence which is enforceable by the police.

In view of the above, it is not considered that the proposed variation of conditions to reduce the level of off-street parking at the site, would result in any severe highway safety issues that would justify a reason for refusal that could be substantiated at appeal.

Therefore, the Highway Authority has no objections to the variation of conditions 2 and 3, however, it is recommended the following condition is included in the consent:

- Prior to the reduction in off-street parking associated with the site, sheltered, secure and accessible bicycle parking shall be provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Kind regards,

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

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From: Stannard, James

Sent: 15 August 2023 11:29

To: Place Development Control (Place) [Jamie Bradbury \(Place\)](#)

Subject: HPK/2023/0005 - Buxton Press Ltd, Palace Road, Buxton

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Good Morning Jamie

I am working through a list of applications that for one reason or another have not been dealt with. This application to vary conditions relating to parking provision at Buxton Press Ltd is one of them.

In your response, you stated that you wanted clarification on the Use Class of the operations on site. I can confirm that the Printing and Publishing business falls within the B2 Use Class. As per our parking guidelines under Appendix 1 of the Local Plan, this town centre location requires minimum parking provision of 1 space per 25m² up to 2500m², and 1 space per 60m² above 2500m².

I calculate that the overall footprint of the building totals circa 2,700m² which would mean that by modern standards, the building would need to provide a minimum of 45 car parking spaces.

The Existing Plan shows provision of 40no. spaces, with the Proposed Plan showing the overall parking provision reduced to 25no. spaces (loss of 17 and creation of 2).

I trust this clarifies matters.

I would be grateful if you would confirm the Highways Authority position with regards to highway safety impacts at your earliest convenience so that I can get a recommendation

finalised. A swift response would be very much welcome given the length of time that the application has been with the LPA.

Many thanks

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

Tel:

Mobile:

Email:

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