

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/2023/0401

Proposal : proposed change of use of existing public house to dwelling (1 No. total)

Site : 1 Spinners Arms,
Marsden Street,
Hadfield,
Glossop
SK13 2DP

General Details

Planning Case Officer : James Stannard

Applicant : Mr Mark Kenny

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 proposal seeks the change of use of an existing public house (Spinners Arms) to a 5no bedroom dwelling. The application site was the subject of a proposal in September 2022 (HPK/2022/0294) to convert the public house into 2no dwellings, it appears that the application was withdrawn.

Whilst this proposal is for a single dwelling rather than two, previous highway comments which are as follows still apply:

The access off Queen Street indicated on the submitted plans has severely restricted exit visibility and its formation would not be acceptable to the Highway Authority.

Whilst some off street parking provision for the proposed dwelling would be beneficial, especially as there appears to be a high demand for on street parking spaces in the vicinity of the site, the lack of any off street parking provision is not considered sufficient to warrant an objection in this instance based on the sites extant use.

In addition to the above there appears to be marked parking spaces fronting the public house which are not included within the red outline boundary, confirmation as to whether these spaces are associated with the Spinners Arms and within the applicants control would be appreciated.

Nonetheless, the Highway Authority recommends that the proposed vehicular access to Queen Street is omitted from the proposal, and that a car free development is considered unless it is the case that the applicant is in control of the marked parking spaces fronting Spinners Arms.

Therefore, it's recommended that the applicant is given opportunity to submit revised details in view of the above comments.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
25 September 2023	Jamie Bradbury	Jamie Bradbury	29 September 2023