

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0277 - Holy Trinity Church, School Road, Peak Dale.
Date: 28 September 2023 09:23:59

Please see comments from DCC Highways in connection with HPK/2023/0277

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Adrian Martin (Place)
Sent: Thursday, September 28, 2023 9:22 AM
To: Stannard, James
Subject: HPK/2023/0277 - Holy Trinity Church, School Road, Peak Dale.

Dear James,

I refer to the above application recently received by this authority for highway comments.

The proposal is to change the use of the existing church to holiday let with 10 bedrooms and a number of amenity areas, including kitchen/dining, cinema and seating areas. It is not clear if the bedrooms/facilities are intended to be let on an individual basis or if the whole premises is to be let as one unit. The letting arrangement could have an impact on the vehicular activity at the site i.e. if the whole premises is let as one unit there is a higher likelihood that clients would arrive together in shared cars whereas if the units are let per bedroom clients are likely to arrive in separate cars. There is no information provided on the likely vehicle movements generated by the existing church which makes it difficult to assess to what degree the proposed holiday lets will increase vehicular traffic over that generated by the church. It does seem reasonable though that the holiday lets will increase vehicular traffic at the site access.

However, the application proposes an improvement to the site access in terms of increased width and emerging visibility splays. The proposed access improvements are considered suitable to allow two way traffic and the increased visibility splays are also considered suitable.

The on site parking spaces and turning space within the site are considered suitable for the scale of development.

The application also proposes a new access to the northern boundary of the site to serve the graveyard. This access would have nil emerging visibility in the northerly direction i.e. looking left from the access on to School Road. It is requested that further information is provided, if possible, about the intended use of this access. Is this to be used purely for maintenance purposes or will those visiting the graveyard be expected to use this access or park on School Road. Can the applicant please provide further information on the intended use of this access to allow the highway authority to assess the suitability of the access?

Yours sincerely,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place
|Derbyshire County Council |
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