

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/2023/0337

Proposal : Application for Approval of Reserved Matters in relation to application HPK/2019/0316 Seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings (Use Class C3) together with associated access, parking and landscaping works

Site : SHIRE HILL HOSPITAL
Bute Street
Glossop
SK13 7QP

General Details

Planning Case Officer : Jane Colley
Applicant : Cube Homes

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 above application is seeking approval of reserved matters following outline approval of HPK/2019/0316, which received no objections from the Highway Authority on the basis of the development is likely to result in a reduction in traffic generated by the site compared to the extant use as a hospital.

It is understood that the development is intended to remain private as noted in the outline submission, if this is not the case clarification would be appreciated.

Internally, the proposed carriageway widths are adequate to enable two way vehicle movements, along with sufficient space for turning within the site to enable vehicles to both enter and exit in a forward gear. The submitted Transport Statement includes a swept path analysis for a typical refuse collection vehicle, the Highway Authority is satisfied that a refuse vehicle is able to enter the site, manoeuvre and exit the site in a forward gear.

The proposed level of off-street parking is acceptable and the parking bay dimensions are in line with current minimum requirements i.e. 2.4m x 4.8m.

The Proposed Site Layout demonstrates a single footway into the site from the west side of Bute Street it should be noted that this footway is segregated from the carriageway, the footway leads to a crossing facility connecting with the footway which terminates adjacent to plot 41. There appears to be no footway provision either side of the carriageway in the vicinity of plots 13 - 23, accordingly, it is recommended that a 2m footway is provided either side of the carriageway serving plots 13 - 23, linking with the footway adjacent to plot 41, in order to eliminate the need for pedestrians to walk on the road.

Accordingly, before making my formal recommendations I would be obliged if you could ask the applicant to submit revised plans in view of the above comments and in the meantime, please hold the application in abeyance until revised plans have been submitted.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
5 September 2023	Jamie Bradbury	Jamie Bradbury	26 September 2023