
From: Stannard, James
Sent: 10 October 2023 12:08
To: Planning Comments (HPBC)
Subject: HPK/2023/0361 - Land adjacent to 67 Meadow Lane, Dove Holes.

Categories:

Hi

Please see below comments from DCC Highways in connection with HPK/2023/0361

Thanks

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

Please note that my working days are Monday-Thursday

From: Adrian Martin (Place)
Sent: Tuesday, October 10, 2023 12:04 PM
To: Stannard, James
Subject: HPK/2023/0361 - Land adjacent to 67 Meadow Lane, Dove Holes.

Dear James,

Further to previous correspondence in relation to this application, the following is the formal highway authority response and recommendation to the application.

The application proposes the change of use of land adjacent to 67 Meadow Lane to domestic curtilage. The application site has an existing vehicular access to Meadow Lane which has previously been used to access a garage and parking space(s) and possibly for agricultural purposes; evidence is available which shows vehicular activity has taken place at the access in previous years. It is noted that the site access has been widened and formalised, although the works carried out at the access are not part of this application. Whilst accepting that the access works are unauthorised, they are considered to be an improvement over the former access in terms of access width and the setting back of the gates which provide a greater space for a vehicle to wait off the public highway to open and close the gates. The works to the access also enable a vehicle to exit the access at a less acute angle to that previously which has the benefit of improving the ability of a driver to assess oncoming vehicles and other highway users.

The access does suffer somewhat from restricted visibility especially in the northerly direction; however, considering that the application proposes no development which would intensify the use of the access over that which is already permitted i.e. to serve off road parking provision and/or for agricultural purposes, it is considered that there are no grounds for a highway related objection which could be sustained.

Yours sincerely,

Adrian Martin

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