
From: Glen Donaldson (Place) <Glen.Donaldson@derbyshire.gov.uk>
Sent: 19 October 2023 13:50
To: Stannard, James
Cc: Planning Comments (HPBC)
Subject: HPK/2023/0416 Land Opposite 2 Chapel Brow Charlesworth
Attachments: Vehicle Tracking for approved HPK.22.0536.pdf

Categories:

NEW APPLICATION	HPK/2023/0416
LOCATION	Land Opposite 2 Chapel Brow Charlesworth
PROPOSED DEVELOPMENT	Construction of a new 3 storey, 4 bedroom detached dwelling with associated landscaping and car parking on the land rear of 44/46 Town Lane, Charlesworth, fronting access from Chapel Brow.

Hello James.

The above application has been forwarded to this Authority for highway considerations and I have the following comments to make :-

The submitted Design and Access Statement (D&AS) mentions the above application will access the site via approved application HPK/22/0536, but the HA response to HPK/22/0536 dated 4 April 2023 recommended the following Condition (drawing number '14647/33 Rev A' was appended to the Decision Notice):

'The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of resident's vehicles in accordance with the application 2 drawing – PROPOSED SITE PLAN WITH VEHICLE TRACKING 14647/33, laid out, constructed and maintained throughout the life of the development free from any impediment to its designated use.'

However, no information relating vehicle tracking has been provided for application HPK/2023/0416, so (see attached '14647/33 Rev A') a similar drawing must be provided to ensure turning can take place within the site boundary.

The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded to approve the application in its current form we would be grateful if the LPA could reconsult the Highway Authority so that consideration can be given to formulating an appropriate response.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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Please Note

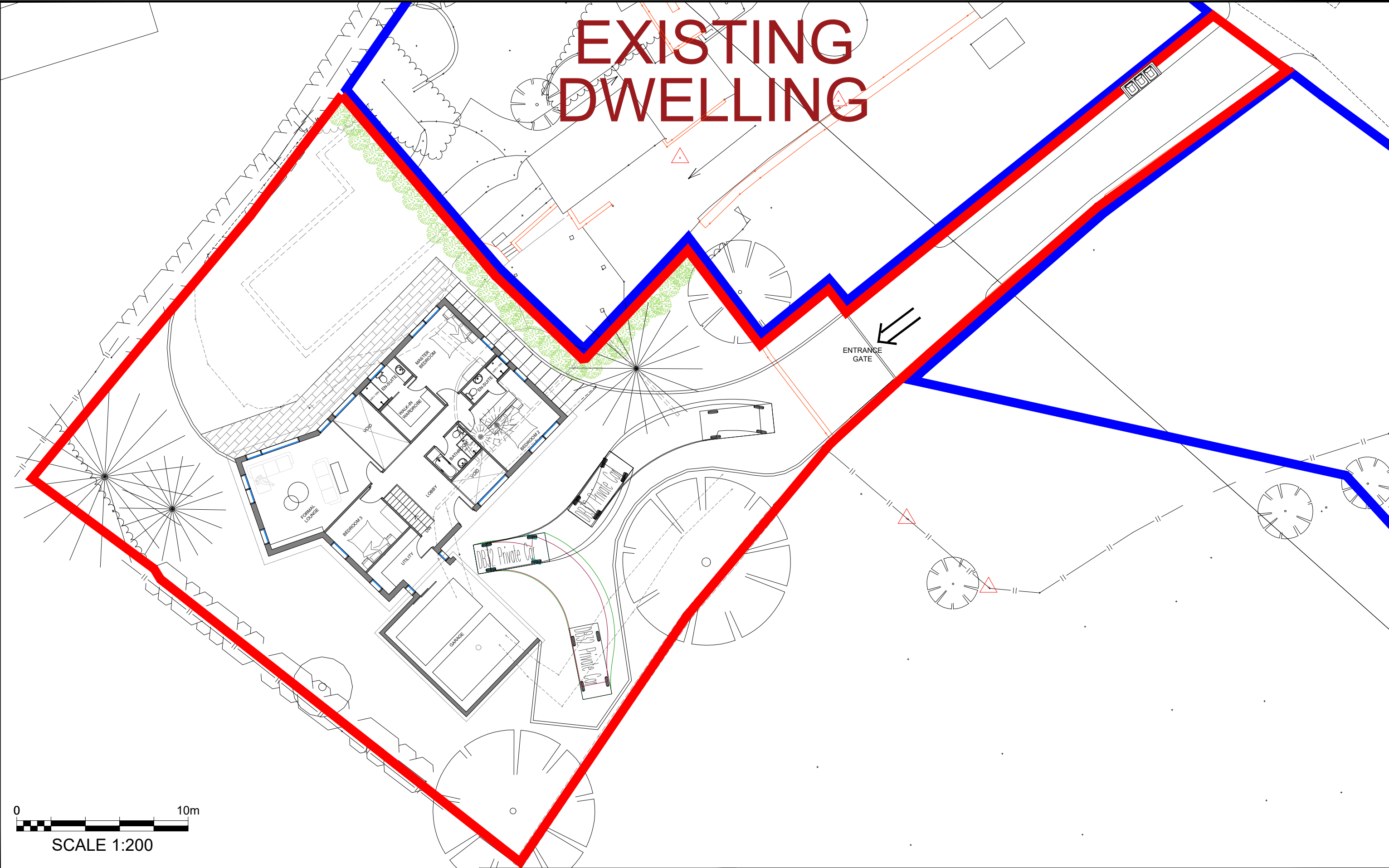
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A	First Issue.	HM	27.03.2023
REV	DESCRIPTION	BY	DATE



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PROJECT	PROPOSED NEW DWELLING CHAPEL BROW 44/48 TOWN LANE CHARLESWORTH. SK13 5HQ	TITLE	PROPOSED SITE PLAN WITH VEHICLE TRACKING	DRAWN HM	DRG No. 14,647/
CLIENT	MR PAUL DUFFY			DATE 27.03.2023	33
				SCALE 1:200 (A3)	AMENDMENT A