

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/2023/0423

Proposal : The proposal is to stabilise the retaining bank to the north of the current hardstanding, improve the access way from the north, contain and organise the parking and other open uses adjacent the former garage/engineering works, provide overspill parking and rationalise the operational characteristics of the site.

Site : LAND AT ROEBUCK PLACE
CHAPEL-EN-LE-FRITH
SK23 0ER

General Details

Planning Case Officer : James Stannard
Applicant : Mr Nigel Webb

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 submitted planning application has been sent for comments and I note (see submitted Proposed Site plan Rev C) that they intend to provide a 'Bollard to control vehicular access to the Public ROW', but the application form states they are not intending to alter any rights of way.

I have been in contact with the County Council Public Right of Way (PRoW) team and I can confirm that Roebuck Place is a private track which, looking at Street View, continues as a used footpath beyond where the applicant intends to put a bollard. If it has been in use as a footpath for a long time, it is likely that it has acquired rights along it, and therefore does need

to be protected. However, as it is not on the definitive map, the County Council PRow team are not responsible for its protection or upkeep.

Therefore, I can confirm that there are no highway safety objections to the above mentioned planning application.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
2 October 2023	Glen Donaldson	Glen Donaldson	19 October 2023