

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/2023/0459

Proposal : Development of 5no. new dwellings

Site : Land to the South of Dinting Road and West of Dinting Lane,
Dinting Road,
Higher Dinting,
Glossop

General Details

Planning Case Officer : Rachel Simpkin
Applicant : Paul Whitehead

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The County Council note a previously withdrawn application (9 dwellings) for this site under planning reference HPK/2021/0654 where on 14 April 2022, the County Council provided the following response:

'Although the County Council welcomes the proposal to provide a new footway along the whole of the frontage on Dinting Road linking the existing footway to the west, the proposal to add 12 vehicle separate accesses is an obvious highway safety concern and there are various areas of concern:

- It is a highway authority objective to keep accesses onto the public highway to a minimum.*
- This section of Dinting Road already has traffic calming measures so previous vehicle speeds must have been an issue.*
- No on-site vehicle turning has been shown, so vehicles reversing onto or off Dinting*

Road will impede traffic flows.

- *Any delivery/service/removal vehicle will need to stop on this section of Dinting Road impeding traffic flows.*
- *Refuse vehicles will need to stop on this section of Dinting Road impeding traffic flows.*

There is an adjacent site (The View) which has taken the access off Dinting Lane and improved the access junction, added a pedestrian footway and crossing point, so has this option been explored?'

The latest application (HPK/2023/0459) has amended the access as per the above comment (access off Dinting Lane), but no information has been provided regarding on-site turning for refuse/delivery/vehicles, albeit refuse bin storage is shown near to the access with Dinting Lane on submitted drawing '*Proposed Block Plan 5 Units*'.

To enable the County Council to fully assess the above application, can you please provide the following:

1. Vehicle turning for delivery/vehicles.
2. How will the refuse vehicle (park) undertaken its collection during?
3. It is unclear if the footway proposed under planning reference HPK/2021/0654 is still being provided under application HPK/2023/0459, so can you provide details including width and any tactile crossing location information.
4. The Retaining Wall shown on submitted drawing '*Proposed Block Plan 5 Units*' is within 3.65m of the public highway and the County Council Design Guide states: '*All highway-related structures, whether to be adopted or not, shall be designed and constructed in accordance with current relevant Highways England standards, codes of practice and technical memoranda unless agreed otherwise. Design is normally subject to the technical approval procedure set out in CG 300 (formally known as BD 2/12) within DMRB and in the context of this design guide, the technical approval authority is the relevant LHA'....'The applicant is normally required to pay the additional design checking and inspection fees for any highway structure to be charged at 'actual' rates.'* Therefore, information relating to the structure is required which will be passed onto the County Council Structures Team for assessment.

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.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
17 November 2023	Glen Donaldson	Glen Donaldson	29 November 2023