
From: Stannard, James
Sent: 29 November 2023 09:30
To: Planning Comments (HPBC)
Subject: FW: HPK/2023/0273 - Bailey Flatt Farm, Redgap Lane, Green Fairfield, Buxton.
Attachments: C200 Location and site plans - Bailey Flatt Farm.pdf

Categories:

Hi

Please see below comments from DCC Highways in connection with HPK/2023/0273

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council Tel:
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www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Adrian Martin (Place) <>
Sent: Wednesday, November 29, 2023 9:28 AM
To: Stannard, James <>
Subject: FW: HPK/2023/0273 - Bailey Flatt Farm, Redgap Lane, Green Fairfield, Buxton.

Hi James, I can confirm that the two passing places indicated on the attached plan are acceptable. I would recommend the following condition or something similar:

Prior to the first occupation of the dwellings being occupied two passing places shall be provided in accordance with those details indicated on the submitted drawing number C200.

I hope this suffices but please let me know if you require anything further.

Regards,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place | Derbyshire County Council | direct dial: |
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From: Stannard, James <[j](#)>
Sent: 02 November 2023 12:54

To: Adrian Martin (Place) <>

Subject: RE: HPK/2023/0273 - Bailey Flatt Farm, Redgap Lane, Green Fairfield, Buxton.

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Hi Adrian

Further to your email below and the fact that the previous permission included a condition requesting that a plan showing passing places shall be submitted to and agreed by the LPA, could you please review the attached plan and confirm whether those shown are acceptable?

If so we can attach the relevant condition as a compliance rather than pre-commencement condition.

Kind Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Adrian Martin (Place) <>

Sent: Friday, August 4, 2023 9:05 AM

To: Stannard, James <>

Subject: HPK/2023/0273 - Bailey Flatt Farm, Redgap Lane, Green Fairfield, Buxton.

Dear James,

I refer to the above application recently received by this authority for highway comments.

The planning statement submitted in support of the application states that a passing place will be provided in line with that required in the previous application – “Access to and from the site will be as existing with a proposed passing point on Red Gap Lane - see plan.” However, there does not seem to be any indication of a passing place on any of the submitted plans. It is noted that the provision of “passing opportunities” was a requirement of the previous consent under HPK/2018/0411 and was conditioned accordingly. Can the applicant/agent confirm if the provision of a passing place(s) is to be considered in this application and where it is to be provided please?

Yours sincerely,

Adrian Martin

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

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