

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.
Date: 12 December 2023 11:01:09

See updated comments below from DCC Highways in connection with HPK/2023/0398

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: Tuesday, December 12, 2023 10:52 AM
To: Stannard, James
Subject: RE: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

Hi James,

I would say that the only potential difficulty would be controlling the use of the parking spaces for each specific unit but trying to impose a condition for each unit to have a specific number of spaces may become too difficult to enforce. So, I am happy that the original recommended condition for the site to maintain the number of spaces as per the submitted drawing would be suitable to control the overall parking provision for the site.

So, I confirm that the comments provided in my earlier comments still apply.

Regards,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place |
Derbyshire County Council | direct dial:
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[Transport Development Management Advice](#)

CONTROLLED

From: Stannard, James

Sent: 11 December 2023 10:58
To: Adrian Martin (Place)
Subject: RE: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

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Hi Adrian

Thanks for these comments.

I just want to clarify following discussions with colleagues in enforcement and clarification with the applicant and agent, that the description of development is in fact correct (i.e. the building is being subdivided into separate units and thus have different use classes on each floor).

Can you please confirm that your comments still apply having regard to the above?

Apologies for the confusion.

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: Monday, December 11, 2023 8:57 AM

To: Stannard, James

Subject: RE: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

Hi James,

Further to previous comments and to the receipt of clarification from the applicant on the proposed uses within the site, please see additional comments to the application:

Your comments regarding the description of the application in terms of the overall intended operation and use classification of the site, that being sui generis with specific uses on each floor are noted. With that in mind, it is considered that the proposed uses will not generate a significant increase in vehicular activity at the site, if any, when compared to the current permitted activity carried out at the site.

The suitability of the parking space immediately adjacent to the access gates is still questioned; however, should the space be restricted by the gate and therefore not used, this is not considered to be an issue which would warrant objection.

It is recommended that the applicant provides 5 no. bicycle parking spaces which should be conditioned accordingly.

Based on the submitted details and the aforementioned comments, there are no objections to the application subject to the following conditions being included in any consent granted:

1. The development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on drawing 878-1.04A.

Reason: To ensure conformity with submitted details.

2. The development hereby approved shall not be occupied until 5 number sheltered, secure and accessible bicycle parking spaces have been provided within the application site. The spaces/bicycle storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

Yours sincerely,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place |
Derbyshire County Council | direct dial:
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[Transport Development Management Advice](#)

CONTROLLED

From: Stannard, James

Sent: 05 December 2023 10:44

To: Adrian Martin (Place)

Subject: RE: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

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Hi Adrian

In response to your comments in connection with the above application, the applicant has commented as follows:

In respect of the Highways query, I can confirm that there are no MOT's carried out at the garage, only repairs.

We are happy to include cycle storage facilities on site. Can you provide an indication of how many cycles need to be allowed for please.

The parking space shown next to the gate is fully usable as the new entrance gate is to be sliding instead of a swing gate, which is currently in place. Therefore access to this space will not be an issue.

The site use is much less than when it was previously used as a plant hire centre, as this had people coming and going throughout the day on a daily basis.

The current uses do not generate this and therefore the active trips to and from the site on a daily basis are much less.

I would advise that the description of development appears to be incorrect, in making reference to each floor having a separate use class. On the basis that the existing use of the building comprises a mixed use (Sui Generis) and that as a result of the proposed use, the building would be owned and operated by one individual/company, thereby continuing to be a single planning unit, the correct description would be that the use of the building continues to be mixed (Sui Generis) with each floor having a specific use.

Could you please confirm whether in light of the above the Highways Authority have no objections subject to cycle storage being provided and whether you would require any restrictive conditions?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Stannard, James
Sent: Friday, October 13, 2023 10:47 AM
To: Planning Comments (HPBC) **Subject:** FW: HPK/2023/0398 - Unit 3B,
Victoria Mill, Woodside, New Mills.

See below comments from DCC Highways in relation to HPK/2023/0398

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:** Friday, October 13, 2023
10:36 AM

To: Stannard, James

Subject: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

Dear James,

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

The application proposes the change of use of the application site from plant hire (sui generis) to a number of uses including B2 car repair garage, B2 fabrication workshop, B8 storage and distribution, both internal and external, and E(d) gym/indoor sports. The application does not breakdown the gross floor area (gfa) for each use but only indicates that the existing gfa for the plant hire use will be the same for the proposed uses. The proposed split of the existing gfa of 460 m2 into each individual use classification will be relatively small, with an additional gfa of 735 m2 of B8 use externally, based on the container size provided on the "Proposed site plan – parking and containers" plan. It is not known if the car repair unit will provide MOTs; for clarity, it would be useful if the applicant can confirm if MOTs will be carried on the site or not.

The analysis carried out using the TRICS database indicates that the number of vehicle trips generated by the site as whole, with all proposed uses being permitted, will not be significant, especially in the peak hours.

I trust that you will assess the proposed parking provision against the guidance in HPBC Local Plan; however, clarification of the car repair unit offering MOTs or not would help in determining on site parking provision. Regarding the other proposed uses, the gym is proposed to offer classes of approximately 25 people and it is stated that "A lot of people who visit the premises either cycle, walk or car share when attending the classes." The location of site is within the guidance on walking distances and there is an extensive footway network with crossing facilities which will accommodate those which choose to walk to the site. However, there are no cycle storage facilities indicated to allow the safe storage of cycles whilst users are using the gym. It is recommended that cycle storage is provided and conditioned accordingly.

The proposed parking layout does show one space which appears to be inaccessible located adjacent to the site access; it would be preferable if this space was relocated to a more accessible location.

The applicant is requested to confirm if MOTs will be carried out on the site and also revise the parking layout as well as indicate cycle storage and submit a revised parking layout. Further comments and recommendation will be provided on receipt of the requested plan and information.

Your sincerely,

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

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