
From: Glen Donaldson (Place)
Sent: 22 December 2023 09:58
To: Planning Comments (HPBC)
Cc: Haywood, Ben
Subject: HPK/2023/0488 Land At Burlow Road And Heathfield Nook Road Burlow Road
Attachments: DN HPK.2017.0613.pdf

Categories:

NEW APPLICATION: HPK/2023/0488

LOCATION: Land At Burlow Road And Heathfield Nook Road Burlow Road Harpur Hill Buxton

PROPOSED DEVELOPMENT: Proposed 15 dwellings

Hello Ben.

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

Although due to the proposed decrease of trip numbers there are no objections to the above planning application, the following information is required before a formal response can be provided:

1. Condition 2 of Decision Notice HPK/2017/0613 (attached) approved drawings numbers: 473/P/PL/01 Revision J - Planning Layout - Site A - Dated 30.04.2018 and 473/P/PL/02 Revision G - Planning Layout - Site B - Dated 30.04.2018, but I am unable to locate either drawing on the planning portal.
2. I am mindful that the 2.4m x 25m visibility splays are acceptable as per the HA comments for HPK/2017/0613 dated 3 May 2018 and the submitted Technical Note (TN) shows visibility splays of 2.4m x 25m from both proposed junctions (drawing SCP/220773/D01), but this drawing has not been uploaded on the planning portal for public viewing.
3. No information has been provided regarding adoption of the proposed access roads under a section 38 Agreement.
4. No vehicle turning has been provided.
5. HPK/2017/0613 had only one access to the proposed community facilities, but application HPK/2023/0488 has two.
6. No footway provision has been provided.
7. The submitted Design and Access Statement (D&AS) Addendum has been uploaded on the planning portal, but no previous D&AS's can be found, so is there a pre-addendum D&AS or is all the information contained within the submitted D&AS addendum?
8. The D&AS also mentions in Section 5 Landscaping, various landscaping treatments (see below) on each side of both proposed accesses, so how can the applicant ensure they do not obscure the 2.4m x 25m visibility splays mentioned in point 2 above?



Summary:

- I. Provide drawing numbers 473/P/PL/01 Revision J - Planning Layout - Site A - Dated 30.04.2018 and 473/P/PL/02 Revision G - Planning Layout - Site B - Dated 30.04.2018 for comparison purposes.
- II. Why has drawing SCP/220773/D01 not be uploaded onto the planning portal?
- III. Are the access roads being put forward for adoption?
- IV. Provide a vehicle turning drawing.
- V. Why are two accesses being proposed?
- VI. Why is there no footway provision?
- VII. Clarify D&AS issue.
- VIII. Clarify landscaping issue.

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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