

From: [Glen Donaldson \(Place\)](#)
To: [James Stannard](#)
Cc: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0499 - 39 Hopton Wood Way, Buxton
Date: 23 January 2024 11:41:28
Attachments: [image003.png](#)
[PL04_A_Hopton_Wood_Way.pdf](#)

Hello James.

Thank you for the reply and my original HA response sent on 4 December 2023 was as follows:

'There are various highway issues which need addressing before the County Council can provide a formal response to the above mentioned planning application.'

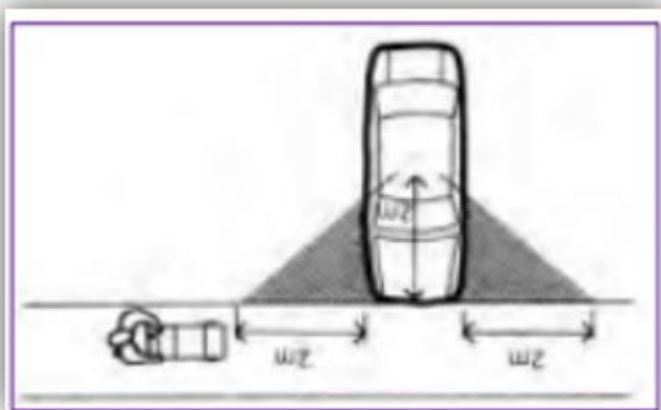
1. The submitted application form states they do not intend to alter the vehicle access, but the increase of wall height to 2m will have an effect on the visibility splay of exiting vehicles.

2. The submitted application form states pre-application advice was given, so was the County Council involved in these pre-application discussions?

3. No information has been provided as to the construction of the wall, so is it being built on top of the existing wall or are new foundations being proposed?

I am mindful that the access road (Hopton Wood Way) has not yet been formally adopted by the County Council under a Section 38 Agreement, but for highway safety reasons, all access visibility splays must be provided as per the agreed Section 38 Agreement drawings.'

The applicant has provided an updated drawing PL04 (attached) which still has the wall height to be 2m and a blue line without any measurements, so for the avoidance of doubt, the pedestrian visibility splay should be provided on any new or widened private driveway in lieu of a bellmouth. This should take the form of a 2m x 2m triangle measured from the edge of the driveway and back of the footway or carriageway if no footway is provided. Nothing should exceed 600mm in height within this space and the design should maintain this position (see example below).



Regarding points 2 and 3 above, no information has been provided.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council
County Hall | Matlock | Derbyshire | DE4 3AG

E-mail:: ete.devcontrol@derbyshire.gov.uk



CONTROLLED

From: James Stannard <James.Stannard@highpeak.gov.uk>
Sent: 22 January 2024 14:49
To: Glen Donaldson (Place) <Glen.Donaldson@derbyshire.gov.uk>
Subject: RE: HPK/2023/0499 - 39 Hopton Wood Way, Buxton

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Hi Glen

Further to your comments on this application the applicant has submitted the attached visibility splay drawing.

Can you confirm whether this addresses your initial concerns/points of clarification?

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Sarah Bolsover <sarah@smashboxarchitecture.com>
Sent: Monday, January 22, 2024 12:59 PM
To: James Stannard <James.Stannard@highpeak.gov.uk>
Subject: Re: HPK/2023/0499 - 39 Hopton Wood Way, Buxton

Hi James

Please see attached drawings with visibility splays noted. We've set the initial point back from the road by 2.4m as usually required but please let me know if you need us to amend anything once you've spoken to highways?

Thank you

Sarah

On Thu, 11 Jan 2024 at 10:20, James Stannard <James.Stannard@highpeak.gov.uk> wrote:

Hi Sarah

Thanks for agreeing to the time extension.

No required vis splays are provided by the HA so the best thing to do would be to submit splays that can be achieved and we can ascertain whether these will be acceptable.

It may be the case that the new 2m boundary wall will need to be bent to allow vis splays to be achieved rather than right angles.

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: sarah bolsover <sarah@smashboxarchitecture.com>
Sent: Thursday, January 11, 2024 10:15 AM
To: James Stannard <James.Stannard@highpeak.gov.uk>
Subject: Re: HPK/2023/0499 - 39 Hopton Wood Way, Buxton

Hi James

Thank you for your email that's great and the EOT would be fine.

Can you confirm what size splays are needed when you know so we can update our drawings accordingly?

Thank you

Sarah

Sarah Bolsover

Smashbox Architecture

T. 01625 466557

M. 07554 417983

<https://url6.mailanyone.net/scanner?m=1rNs66-0008gD-4g&d=4%7Cmail%2F90%2F1704967800%2F1rNs66-0008gD-4g%7Cin6h%7C57e1b682%7C10609168%7C13286642%7C659FBFCAA506940512832F6DDEC9C3C5&o=s.wwwbmahwstroxchieacmoc.erut&ss=4sJFQ5mSp3lH6ZpbXu13kSakw8l>

On Jan 11, 2024, at 9:47 AM, James Stannard
<James.Stannard@highpeak.gov.uk> wrote:

Good Morning Sarah

I write in connection with the above application.

Whilst I have no issues with the application from a design and appearance perspective, we will need to satisfy comments received from the Highways Authority (attached).

The statutory determination deadline is 17th January. In light of the need to address these comments, which include producing exit visibility splays from the private driveway, I would suggest that we agree a 2 week extension beyond this date until 31st January to allow sufficient time for revised and further information to be submitted and considered, and for all matters to be concluded.

Could you please confirm receipt of this email and your agreement to this time extension?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
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<Consultation Response DCC Highways.pdf>

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