

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 : DET/2024/0003

Proposal : Application to determine if prior approval is required for a proposed Change of Use of Agricultural Building to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Site : BIG TREE FARM
DOLLY LANE
BUXWORTH
SK23 7QG

General Details

Planning Case Officer : James Stannard
Applicant : Rachel Moore

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 Local Highway Authority (LHA) note the submitted Cover letter states:

'This application is a re-submission of DET/2021/0001 which was approved on 08/09/2021. The 'approved' documents of DET/2021/0001 are re-submitted with this application'

Looking at the Officers Report for DET/2021/0001 on the planning portal, the LHA originally recommended refusal, but the Officers Report includes the following:

'The highway authority had initially raised concerns about the sub standard visibility splays on this section of Dolly Lane. However, following the submission of additional details the highway authority have subsequently removed this objection. The proposals are not considered to

result in concerns regarding highway safety.'

Therefore, the principle of development has already been accepted from a highways aspect and notwithstanding the information already submitted, further minor modifications could well be required as part of any possible subsequent construction approval processes (Section 184 licence) with the Highway Authority and on this basis the Highway Authority would recommend the previous Highway Conditions included in Decision Notice DET/2021/0001, but with additional Informative Notes are appended to any consent granted:

Conditions:

1. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.
2. Prior to occupation of the barn conversion, the existing accesses to Dolly Lane shall be provided with maximum achievable visibility splays from a distance Page 3 2.4m back from the carriageway edge over land the subject of the application, land in the ownership/control of the applicant and/or highway. Such area shall be maintained free from obstruction greater than 1.0m in height (0.6m in the case of vegetation) relative to nearside carriageway channel level.
3. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. These areas shall be maintained for those purposes at all times thereafter.
4. There shall be no gates to the access serving the barn conversion hereby approved.

Informative Notes:

- The Local Highway Authority has no objection to the above subject to the applicant enquiring about a section 184 license. The construction of a new access requires the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-accesses/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.
- The application site is abutted by a Public Right of Way, Chinley, Buxworth and Brownside Footpath No. 6, as shown on the Derbyshire Definitive Map. The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further information can be obtained from the Rights of Way Duty Officer in the Economy, Transport and

Environment Department at County Hall, Matlock or by emailing
ETE.PROW@derbyshire.gov.uk.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
25 January 2024	Glen Donaldson	Glen Donaldson	7 February 2024