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**From:** Glen Donaldson (Place)  
**Sent:** 12 February 2024 14:52  
**To:** James Stannard  
**Cc:** Planning Comments (HPBC)  
**Subject:** HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

**NEW APPLICATION: HPK/2023/0533**

**LOCATION: Windy Harbour Caravan Site Woodhead Road Glossop**

**PROPOSED DEVELOPMENT: Addition of one static caravan to replace an existing timber shed including the expansion of an existing access for exit of cars to highway**

Hello James.

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

I note that there has been 4 other relevant planning applications on this site under references:

1. HPK/2010/0261: Change of use to create an informal recreation area, new and safer highway entrance and sinking of borehole, all for the existing caravan park and hotel at Windy Harbour Farm Woodhead Road Glossop.
2. HPK/2016/0105: Proposed Change of Use of Informal Recreation Area to include Siting of Four Movable Shepherds Huts to be used as Visitor Accommodation.
3. HPK2020/2222: Application for two additional movable shepherd huts to be used as visitor accommodation within the same site as four existing approved huts; and
4. HPK/2023/0177: Addition of one caravan hut to replace existing shed and second hut as owners occupied accommodation, including the expansion of an existing access for exit of cars to highway.

As you can see from the attached Decision Notices, HPK/2010/0261 and HPK/2016/0105 were approved, HPK/2020/0222 was refused (not on highway grounds) and HPK/2023/0177 was withdrawn.

The wording of Condition 7 of approved Decision Notice HPK/2010/0261 states:

*'No development shall commence until a scheme that seeks to achieve a reduction in the number of vehicles using the existing sub-standard access points at the hotel has been submitted to and approved in writing by the LPA and the development shall be carried out as approved.'*

Therefore:

1. Am I correct in assuming the wording of Condition 7 of Decision Notice HPK/2010/0261 is referring to the access to the north of the site (see extract from Google Maps below)



2. The Highway Authority response to HPK/2023/0177 dated 14 September 2023 (point 2) asked: *'is it not possible for the proposed hut to access the site from the internal road?'* and the applicant has provided the following wording in the submitted Design and Access Statement (D&AS): *'Access and parking facility is as previous approval, except for an additional short access to the Hut 1.'*, but this does not answer the question.
3. No visibility splays have been shown on any of the submitted drawings for the access to the Hut 1 or for the existing access to the south of the site which should be as per the requirements of Condition 4 of HPK/2010/0261 which reads: *'The approved access shall not be brought into use until visibility splays of 4.5m by 160m metres (measured down the centre line of the access road and the nearside channel line of existing highway) have been provided at each side of the point of access / vehicular crossing indicated on the approved plan. The splays shall be kept clear of any object, vegetation or other obstruction of a height exceeding 1.0m above the level of the adjacent carriageway at all times thereafter.'* And Condition 9 of HPK/2016/0105 which reads: *'Prior to commencement of the development hereby permitted, the exiting vehicular access shall be provided with exit visibility sightlines of 2.4m x 160m to the nearside carriageway channel in each direction, all areas in advance of the splays being maintained clear of any obstruction greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level for the life of the development'*.

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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