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Telephone
Ask for Adrian Martin
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Our ref HPBC/2024/008155
Your ref DET/2024/0017
Date 23 May 2024

Dear Mr Haywood

Application Ref: DET/2024/0017
Proposal: Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Two Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion
Site: Stubbins Farm Unnamed Road From Stubbins Lane To Tithe Barn Farm
Chinley

I refer to the consultation on the above-mentioned application and I have the following comments to make.

The premises to be converted to residential dwellings are located on a road/track which serves a small number of residential dwellings and other converted former agricultural buildings as well as, what is assumed to be, a working farm at the end; the road is a dead end at the far west of Stubbins Lane. DCC records show that the road is publicly maintained highway up to the location of the application site.

Considering the small scale of the development, the use of an existing vehicular access to serve one of the dwellings and the expected low vehicle flows and speeds on this part of Stubbins Lane, as well as taking in to account the vehicular traffic which could have been generated by the former use of the site as farm, it is considered that the proposals will not have an unacceptable impact on the highway network.

It is noted that the application proposes the creation of a new vehicular access to serve plot B which will provide access to a parking and turning area behind. One of the two indicated parking spaces does appear to be inaccessible due to its alignment with the access; however, the overall area indicated as parking/turning is of sufficient size to allow two vehicles to park and manoeuvre.

Yours sincerely

Adrian Martin
Highways Development Control