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Telephone
Ask for Glen Donaldson
Email
Our ref HPBC/2024/008236
Your ref HPK/2024/0184
Date 10 June 2024

Dear James Stannard

Application Ref: HPK/2024/0184
Proposal: Permission in Principle in relation to - residential development of up to 3 units
Site: Land to the South of, Macclesfield Main Road, Ladmanlow, Buxton, SK17 6UH

I refer to the above-mentioned enquiry, details of which were registered at this Authority on 21 May 2024 for consideration and I have the following comments to make:

The Local Highway Authority (LHA) note the information contained within the submitted Planning Statement mentions 2 previous applications relevant to this site where it stated:

'In 1999 an application (HPK/0003/8158) was submitted for residential development but refused for being unsustainably located in open countryside and for being unable to demonstrate safe access onto the highway. A planning application was submitted in 2014 for part of the field parcel to the west of the current application site. This proposed a new eco-house and was refused on the basis of its open countryside location, design, and concerns about highway safety. This site is some 300m further from the settlement boundary than the current supplication site.'

However, after internal research and looking on the Planning Portal, no information can be found relating to application HPK/0003/8158 or the application submitted in 2014.

Therefore, before the LHA can provide a formal response to the above application, the following is required:

1. Decision Notice for HPK/0003/8158.
2. Any LHA correspondance relating to HPK/0003/8158.
3. Planning reference number for application submitted in 2014 for part of the field parcel to the west of the current application site.

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.

Yours sincerely

Glen Donaldson
Highways Development Control