

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0505 126 George House Buxton Road
Date: 11 June 2024 12:59:17
Attachments: [image001.png](#)

Hi

I can't see these comments dating from February on file.

Can you please upload these comments and file in the relevant folder in the R Drive.

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
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

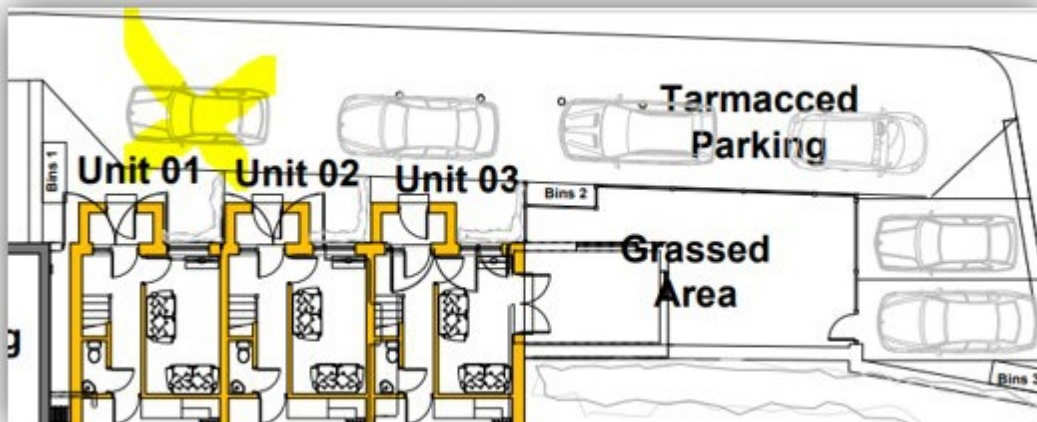
From: Glen Donaldson (Place) <>
Sent: Tuesday, February 13, 2024 10:08 AM
To: James Stannard <>
Subject: HPK/2023/0505 126 George House Buxton Road

Hello James.

Thank you for the update and although you state the vehicle access is onto a classified A road, the speed limit is 30mph, but the site is in close proximity to a school, so I do share your concern regarding layout and orientation of spaces and I request changes to the vehicle access arrangements.

As you can see from the Google Maps extract below, the parking is no different to the parking on the opposite side of the road (albeit on private land), but my main concern is the bollards, as they will prevent vehicles from leaving the site (see extract from submitted drawing 230404 201 below) if the vehicle marked with a yellow cross is parked at the front of the parking area and also encourage vehicles at the back of the parking area to reverse onto the public highway (Buxton Road), so they proposals as drawn are a highway safety issue.

So can you ask the applicant to remove the bollards and provide a dropped kerb along the whole of the frontage of the site to allow parallel parking as per the parking arrangements on the opposite side of the road and for information of the applicant, each parking space should be 6m x 2m plus to minimise the risk of collision between pedestrians and car doors, a buffer zone of at least 0.5 metres between footways and parked cars (e.g. parallel parking arrangement) must be provided (as per the County Council Design Guide).



Regards

Glen Donaldson | Project Engineer | Highways Development Control

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

Tel: | Ext:

E-mail::

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From: James Stannard <> **Sent:** 12 February 2024 12:28
To: Glen Donaldson (Place) <> **Subject:** RE: HPK/2023/0505 126
George House Buxton Road

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Hi Glen

Thanks.

The proposal meets the parking standards with regards to the number of spaces (2 per residential unit) but I am sceptical as to whether the layout and orientation of spaces, and access from a classified A road is acceptable. However, I will leave this to you to comment on.

Regards

James Stannard Planning Officer
Development Services
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From: Glen Donaldson (Place) <>
Sent: Monday, February 12, 2024 12:21 PM
To: James Stannard <>
Cc: Planning Comments (HPBC) <>
Subject: HPK/2023/0505 126 George House Buxton Road

Hello James.

I have been informed that the County Council PRow section have already replied regarding the above planning application which was as follows:

'The Rights of Way Section has no objection to the proposals as it appears that the route will be ultimately unaffected by the proposed works. I should be grateful however if you would advise

the applicant as follows: -

- *The footpath must remain open, unobstructed and on its legal alignment.*
- *There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.*
- *Consideration should be given to the safety of members of the public using the path during the works, and in the long term, as residents using the proposed parking spaces that adjoin the path will need to use the path to access the spaces. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development.*
- *There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way Section.'*

Therefore, once you have replied to the parking question, I will provide a formal response.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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

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From: Glen Donaldson (Place)

Sent: 12 February 2024 11:30

To: Stannard, James <>

Cc: Place PROW (Place) <>

Subject: HPK/2023/0505 126 George House Buxton Road

Hello James.

Thank you for the updated drawing 101, but I have yet to hear from the County Council ProW section regarding the Public Right of Way (PRoW) Whaley Bridge Footpath 8 (see attached PROW drawing) mentioned below in my HA response dated 18 January 2024.

Also, can you confirm if the parking proposed accords with your authority standards?

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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

Tel: | Ext:

E-mail::



From: James Stannard <>

Sent: 08 February 2024 17:18

To: Glen Donaldson (Place) <> **Subject:** RE: HPK/2023/0505 126

George House Buxton Road

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Hi Glen

Further to your comments below seeking further clarification, please find attached amended plans from the applicant's agent for comment.

The applicant confirms that the dotted line on the Site Plan indicate demolition (existing bollard to be removed).

Comments welcome at your convenience.

Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:

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www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

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From: Glen Donaldson (Place) <>

Sent: Thursday, January 18, 2024 2:01 PM

To: James Stannard <>

Cc: Planning Comments (HPBC) <>; [Place PROW](#)
(Place) >

Subject: HPK/2023/0505 126 George House Buxton Road

NEW APPLICATION

HPK/2023/0505

LOCATION

126 George House Buxton Road Furness Vale

PROPOSED DEVELOPMENT Demolition of existing Garages and workshop facilities to create 3x terraced houses with residential accommodation over 3 floors.

Hello James.

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

The County Council note that the applicant has submitted a proposed parking drawing (attached) which shows 4 small dots the front of the site, so can you confirm they are the bollards as per the extract from Google Maps below?



It is also noted that a Public Right of Way (PRoW) Whaley Bridge Footpath 8 (see attached PROW drawing) runs along the side of the site where it is proposed to be an access for 2 vehicles, but (see extract from Google Maps below) the access to the PRoW contains a stone pillar and

fencing which are not shown on the attached proposed parking drawing, so I have included the County Council PRoW team into this response as they will have comments to make.



Can you also confirm that the parking provision accords with the High Peak Local Plan adopted in April 2016?

In summary:

- Confirm the location of the bollards.
- Explain why the stone pillar and fence are not on the submitted proposed parking plan.
- Confirm the parking provision accords with your authority standards.

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

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

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