

Head of Development Services  
High Peak Borough Council Town Hall  
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BUXTON  
Derbyshire  
SK17 6EL

Telephone:  
Ask for: Glen Donaldson  
Email:  
Our ref: HPBC/2024/009323  
Your ref: HPK/2024/0351  
Date: 29 August 2024

Dear James Stannard

**TOWN AND COUNTRY PLANNING ACT 1990  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

**PROPOSAL: Proposed two new 3-bed detached houses on vacant land**

**LOCATION: Land Adjacent 149 High Hill Road  
New Mills**

Derbyshire County Council, the Highway Authority (HA) acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, note a previously approved application on this site for a single dwelling under reference HPK/2022/0482 where various Highway Conditions and Informative Notes were appended to the Decision Notice.

However, submitted drawing for HPK/2022/0482 (SH37-02A) indicted a 3m wide access road into the site with a 2m wide footway, but the submitted drawing (SH80-01) for HPK/2024/0351 has not provided any access road or footway widths, which in this case (access road) should be increased to 4.1m wide to allow for two way traffic due to the increase of dwellings proposed.

Off-street parking should be provided at a level to satisfy your own Authority's standards, each space being of 2.4m x 4.8m which should be increased in length to

6.5m where a space is in front of a garage. Single garages with minimum internal dimensions of 3m x 6m and any double garages 6m x 6m minimum dimension with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, hedge, fence, etc.

The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded approving 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