

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

Telephone :
Ask for: Adrian Martin
Email: HPBC/2024/009354
Our ref: HPK/2024/0340
Your ref:
Date: 19 September 2024

Dear Rosie Dinnen

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

PROPOSAL: Removal of condition 4 relating to HPK/0002/8212

**LOCATION: LAURA COTTAGE
WOODSEATS FARM
WOODSEATS LANE
CHARLESWORTH
SK13 5DR**

APPLICANT: Mr David Vincent

The application seeks to remove condition 4 included in the consent granted to application reference HPK/0002/0812 which restricted three dwellings to be used for holiday let accommodation only.

It is understood that the dwellings associated with application reference HPK/0002/8212 are three terrace cottages, two of which have been granted a certificate of lawfulness permitting those properties to be occupied as residential dwellings; however, this does not apply to the third property, namely Laura Cottage which is still constrained by condition 4 to be used as holiday let accommodation only. In effect, the removal of condition 4, in that it applies to Laura Cottage, will permit Laura Cottage to be occupied as a residential dwelling.

In terms of potential increase in vehicular activity should the premises be permitted to be occupied as a residential dwelling, generally a private dwelling would be expected to generate twice the vehicle trips as a holiday let. Considering the nature

of Woodseats Lane and the relatively small number of dwellings which it serves , it is considered that the potential increase in vehicular traffic on Woodseats Lane would not be unacceptable in terms of highway safety or severe in terms of cumulative impact on the highway network.

The application site is located off Woodseats Lane some 800m from Marple Road. Marple Road has a number of local facilities including bus stops and a local shop, and park/playground as well as access to a footway network; the nearest school to the application site is located some 1.5 km from the application site.

Whilst the site is located in excess of the desirable and acceptable walking distances, in accordance with IHT document “Providing for Journeys on Foot” it is located at or around the preferred maximum walking distances in the same guidance document. Whilst there are some constraints to pedestrians using Woodseats Lane to access local amenities due to the distance and width of the road, there are areas along the route for pedestrians to shelter from passing vehicles. In addition, taking in to account the relatively low number of vehicle movements on Woodseats Lane, the likelihood of conflict between pedestrians and vehicles is considered to be low.

It is not clear what parking provision is available for the property; however, the property is located some distance from the public highway such that it is considered unlikely that parking generated by the property would occur on the adjoining highway.

Based on the above comments, there are no highway authority objections to the application.

Yours Sincerely

Highways Development Control