

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0390 - 5 Buxton Road New Mills
Date: ~~16 October 2024 11:41:02~~
Attachments: [image001.png](#)
[DN HPK.2016.0202 Refused.pdf](#)
[2016 07 25 Highways Response to HPK.2016.0202.doc](#)

Please see comments from Highways Authority in connection with HPK/2024/0390

James Stannard Planning Officer
Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Glen Donaldson (Place)

Sent: 16 October 2024 10:53

To: James Stannard

Subject: HPK/2024/0390 - 5 Buxton Road New Mills

Hello James.

I note an application was submitted and refused (see attached Decision Notice) for a vehicle access for 5 Buxton Road under reference HPK/2016/0202 where the HA had concerns regarding the lack of on-site turning (see HA response dated 25 July 2016 to HPK/2016/0202 attached).

The attached Officer Report for HPK/2016/0202 mentions:

'The highways department have recommended that the application be refused on the grounds that the details submitted do not show satisfactory exit and forward visibility to Buxton Road. Nor does the application indicate adequate turning and manoeuvring space within the space for parking, which would be required in order to ensure that there would be no opportunity for vehicles to reverse onto and off the hardstanding.'

The latest application under HPK/2024/0390 submitted drawing 100A (attached) has not provided the previously requested on-site vehicle turning or parking space dimensions, so (as per the HA response to HPK/2016/0202), the following still applies:

Therefore, unless the applicant is able to submit further details demonstrating measures to satisfactorily address the above issues, it's recommended that the proposals are refused on the following Grounds:-

1. The submitted details do not adequately demonstrate that a vehicular access provided with satisfactory exit and forward visibility sightlines can be created to Buxton Road (A6) and, therefore, may lead to introduction of traffic movements to and from the public highway at a point where visibility sightlines could be restricted due to existing road alignment thereby leading to a potential danger and inconvenience to other highway users. The provision of adequate visibility sightlines to the Highway Authority's minimum standards may involve the use of land, which as far as can be ascertained from the application drawings, lies outside the applicant's control.
2. The submitted details do not adequately demonstrate provision within the proposals for the parking and manoeuvring of vehicles clear of the public highway, which would be likely to result in reversing onto or off of the public highway, a situation considered against the best interests of safe and efficient traffic movement on a strategic route.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council

County Hall | Matlock | Derbyshire | DE4 3AG

E-mail:: ete.devcontrol@derbyshire.gov.uk

We are now charging for our transport pre application advice service, for more details on our pre application advice and other Highway guidance, please see Derbyshire County Council website by following the link below.

[Transport Development Management Advice](#)



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