

Subject: FW: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop
Date: 16 October 2024 13:59:10
Attachments: [image001.png](#)

Please see latest comments in connection with HPK/2023/0533

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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: 16 October 2024 13:51
To: James Stannard <James.Stannard@highpeak.gov.uk>
Subject: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hello James.

Thank you for responding to my questions.

However, based on the previous applications in 2010 and 2016, both access points were the subject of discussion with application HPK/2016/0105 submitting a Speed Survey dated 20 August 2008 (see attached), so I am assuming this is why (see below) 2.4m x 215m was not appended in Condition 11 of HPK/2016/0105 and 2.4m x 160m was accepted.

'The County Council Design Guide 'Delivering Streets and Places' (DSP) states: 'Generally, vehicular accesses points on existing roads with a speed limit of 40mph or higher, or where 85th percentile speeds are more than 40mph shall be designed according to the Design Manual for Roads and Bridges (DMRB). This approach is advocated where the introduction of speed restrictions on the exiting highway network is impracticable. For other circumstances, designers shall normally apply DSP'. Therefore, as the speed limit on Woodhead Road is 60mph, in this instance the DMRB applies which should be 2.4m x 215m in each direction and not what has been proposed on the attached revised drawings.'

Therefore, as no new speed survey has been provided, it is clear to see that the addition of one static caravan, whatever vehicle access point is used, does not adhere to the above DSP guidance, so the HA recommend refusal on the following grounds:

1. Due to the failure to demonstrate that the required visibility splay can be achieved within land over which the applicant has control, the proposal would fail to achieve safe and suitable access and would be detrimental to highway safety. The proposal is therefore contrary to policies CF6 of the High Peak Local Plan and advice within the NPPF.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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

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](#)



CONTROLLED

From: James Stannard

Sent: Monday, October 14, 2024 10:01 AM

To: Glen Donaldson (Place)

Subject: RE: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe

Morning Glen

Thanks for the email.

Having checked our records, I cannot find any evidence of us either receiving or indeed determining an application to discharge Condition 11 relating to HPK/2016/0105.

However, what I can state is that the Location Plan relating to HPK/2016/0105 (attached) only relates to the southern access which does not form part of this application. This application seeks to utilise an access that is contained within the blue edge on the Location Plan associated with HPK/2016/0105.

As such, the southern access approved in 2010 and 2016 is not relevant to this application.

We therefore need to assess the suitability of the proposed access (which already exists and serves a car park) and associated exit visibility of 80m in both directions.

Kind Regards

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

CONTROLLED

From: Glen Donaldson (Place)

Sent: 11 October 2024 10:13

To: James Stannard

Subject: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hello James.

Approved Decision Notice HPK/2016/0105 states in Conditions 9 and 11 that:

9: 'Prior to commencement of the development hereby permitted, the exiting vehicular access shall be provided with exit visibility sightlines of 2.4m x 160m to the nearside carriageway channel in each direction, all areas in advance of the splays being maintained clear of any obstruction greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level for the life of the development.'

And

11: 'The development shall not be brought into use until a scheme to ensure that all traffic for the entire operation utilises the new access approved under HPK/2010/0261 has been submitted to and approved in writing by the Local Planning Authority. The Shepherd Huts hereby approved shall not be brought into use until the approved scheme has been implemented in full.'

The attached drawing submitted for HPK/2023/0533 shows access details, but neither provides the visibility splays of 2.4m x 160m approved in Condition 11 of HPK/2016.0105.

Can you please clarify:

1. Is the applicant proposing to provide the access as per the attached drawing with visibility splays of only 2.4m x 80m only?
2. If the wording in Condition 11 of HPK/2016/0105 '*all traffic for the entire operation utilises the new access approved under HPK/2010/0261*', has any relevance to application HPK/2013/0533.

I have attached both Decision Notices and above mentioned drawings for reference.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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

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](#)



CONTROLLED

From: James Stannard

Sent: Tuesday, October 8, 2024 2:44 PM

To: Glen Donaldson (Place)

Subject: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe

Hi Glen

You may recall this one from earlier in the year. See your previous comments below in the email trail below in orange.

The applicant's agent has since submitted the attached plans showing the omission of the secondary access.

Could you please provide comment on the latest version of the scheme at your earliest convenience please?

Kind Regards

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

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Kanadi Jagafa

Sent: Tuesday, October 8, 2024 2:34 PM

To: James Stannard

Subject: Re: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hi James,

I replied to you regarding the Highways queries since 15/06/2024. It states:

"Hi James,

Thanks for your email.

I have spoken with the applicant regarding the comments from Highways. The applicant has decided to exclude the new access from the application. Therefore, NO new access is proposed and existing access remain unchanged.

Hence, only the static caravan is proposed. This way, the highway issues are resolved.

Find attached revised drawings."

Thank you chasing the Env. Health Officer. Please, we are waiting and looking forward to a quick and favourable conclusion.

Warm regards,

Dr Kanadi Jagafa (PhD)

Director



Mason and Marlowe

W: <http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,

Manchester

M1 3BR

United Kingdom

From: James Stannard <

Sent: 08 October 2024 10:56

To: Kanadi Jagafa

Subject: RE: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Good Morning Dr Jagafa

I sincerely apologise for the significant delays you have experienced in relation to the above application.

Having regard to your additional information submitted back in May, the Highways Authority have responded stating the following:

On assessing the attached revised drawings, clarification is required regarding the reason for the proposed expansion of an existing access of cars to highway (as described in the attached consultation letters dated 26 January 2024 and 4 March 2024).

The submitted Design and Access Statement (D&AS) mentions the following:

'Access and parking facility is as previous approval, To the left of the proposed static caravan, there is an existing gate. This gate will be used as an exit for visitors. Hence, it will be set back 3m to create more visibility of the road for drivers exiting the park, this will also increase drivers' safety', but (although the revised drawings now show the gate set back 5m) the site already benefits from 2 accesses onto to a classified public highway (Woodhead Road B6105), so what is the purpose of expanding the existing gated access?

Regarding the attached revised drawings, the County Council Design Guide 'Delivering Streets and Places' (DSP) states: *'Generally, vehicular accesses points on existing roads with a speed limit of 40mph or higher, or where 85th percentile speeds are more than 40mph shall be designed according to the Design Manual for Roads and Bridges (DMRB). This approach is advocated where the introduction of speed restrictions on the exiting highway network is impracticable. For other circumstances, designers shall normally apply DSP'.* Therefore, as the speed limit on Woodhead Road is 60mph, in this instance the DMRB applies which should be 2.4m x 215m in each direction and not what has been proposed on the attached revised drawings.

However, you will note questions 2 and 3 below in my email dated 12 February 2024 where I asked:

2. The Highway Authority response to HPK/2023/0177 dated 14 September 2023 (point 2) asked: *'is it not possible for the proposed hut to access the site from the internal road?'* and the applicant has provided the following wording in the submitted Design and Access Statement (D&AS): *'Access and parking facility is as previous approval, except for an additional short access to the Hut 1.'*, but this does not answer the question.
3. No visibility splays have been shown on any of the submitted drawings for the access to the Hut 1 or for the existing access to the south of the site which should be as per the requirements of Condition 4 of HPK/2010/0261 which reads: *'The approved access shall not be brought into use until visibility splays of 4.5m by 160m metres (measured down the*

centre line of the access road and the nearside channel line of existing highway) have been provided at each side of the point of access / vehicular crossing indicated on the approved plan. The splays shall be kept clear of any object, vegetation or other obstruction of a height exceeding 1.0m above the level of the adjacent carriageway at all times thereafter.' And Condition 9 of HPK/2016/0105 which reads: *'Prior to commencement of the development hereby permitted, the exiting vehicular access shall be provided with exit visibility sightlines of 2.4m x 160m to the nearside carriageway channel in each direction, all areas in advance of the splays being maintained clear of any obstruction greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level for the life of the development'.*

Therefore, question 2 remains unanswered, so as per the request above, I again ask the question, what is the purpose of the proposed expansion of an existing access of cars to highway?

Regarding question 3, I note the approved visibility splays for HPK/2010/0261 and HPK/2016/0105 both request (Conditioned) visibility splays of 2.4m x 160m which were derived from the results of a speed survey undertaken in August 2008 and on 28 June 2016 the Local Highway Authority (LHA) response to HPK/2016/0105 was as follows:

'Unless there are any planning reasons, I don't see why you shouldn't impose the same Condition on any Consent for the current proposals i.e. something along the lines of 'Prior to development, the subject of the application, being brought into use, the exiting vehicular access shall be provided with exit visibility sightlines of 2.4m x 160m to the nearside carriageway channel in each direction, all areas in advance of the splays being maintained clear of any obstruction greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level for the life of the development.'

So before the LHA can provide a formal response to application HPK/2023/0533, an answer to question 2 above is required and the information relating to question 3 above should be passed onto the application to allow for a revised drawing to be provided which should come from a new present day Speed Survey and not the last Speed Survey which was undertaken in 2008 (16 years ago), so it cannot be relied upon to reflect vehicle speeds in 2024.

Can you please respond to these issues at your convenience please?

Having double checked my files, it is regrettable that the Env Health Officer is yet to comment on the additional drainage information that was submitted in June. I have chased these comments today and made clear that these should be prioritised as a matter of urgency.

Once Highways and Drainage issues have been resolved, I will be able to take the application to Committee with a positive recommendation. I would anticipate that this will either be the November or (at the latest) December Committee.

Once again thank you for your patience. It is not usual for my applications to be within the system for this amount of time and I will be doing everything I can to get this application concluded as soon as possible.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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: Kanadi Jagafa
Sent: Wednesday, September 25, 2024 5:26 PM
To: James Stannard
Subject: Re: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hi James,

No problem.

I'll wait for your response.

Warm regards,

Dr Kanadi Jagafa (PhD)

Director

W: <http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,
Manchester
M1 3BR
United Kingdom

From: James Stannard
Sent: Wednesday, September 25, 2024 4:41:11 PM
To: Kanadi Jagafa
Subject: RE: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hi Dr Jagafa

I intend on reviewing this application as a priority tomorrow and will get an update to you as soon as I am fully across the application.

Once again thank you for your patience. I fully recognise that the application has taken an unusually significantly long time to process which is not by choice.

Regards

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

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: Kanadi Jagafa
Sent: Wednesday, September 25, 2024 3:48 PM
To: James Stannard
Subject: Re: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hi James,

Could you give me an update on the application please?

Thank you.

Warm regards,

Dr Kanadi Jagafa (PhD)
Director

W: <http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,

Manchester
M1 3BR
United Kingdom

From: James Stannard
Sent: Tuesday, September 10, 2024 12:26:54 PM
To: Kanadi Jagafa
Subject: RE: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Morning Dr Jagifa

Please accept my sincere apologies for not coming back to you sooner.

I got married in the summer and have taken quite a significant amount of leave over the last couple of months, which has had a severe knock on effect to my planning application caseload.

I am working hard to catch up and get back on track within the next couple of weeks at which point I am hoping to have an update for you on the revised and updated information you submitted, in order to progress the application through to its conclusion.

Thank you for your patience and I will be in contact soon.

Kind Regards

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

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: Kanadi Jagafa
Sent: Tuesday, September 10, 2024 8:56 AM
To: James Stannard
Subject: Re: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

Hi James,
Could you please give me an update?

Warm regards,

Dr Kanadi Jagafa (PhD)
Director

W: <http://masonandmarlowe.co.uk/>

Colony, 5 Piccadilly Place,
Manchester
M1 3BR
United Kingdom

From: James Stannard
Sent: Thursday, August 29, 2024 9:33:59 AM
To: Kanadi Jagafa
Subject: Automatic reply: HPK/2023/0533 Windy Harbour Caravan Site Woodhead Road, Glossop

I am now on annual leave and will respond as soon as I am able upon my return

after the Thursday 29th August. If your enquiry is urgent please direct your enquiry to planning@highpeak.gov.uk

Kind Regards

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you provide unpaid care for someone who couldn't cope without your help? If so, we have a range of carer support services to help you with your caring role. [Find out more](#) on our website.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your

system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Do you provide unpaid care for someone who couldn't cope without your help? If so, we have a range of carer support services to help you with your caring role. [Find out more](#) on our website.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
