

Subject: FW: HPK/2024/0390 - 5 Buxton Road New Mills (Updated DCC Highways comments)
Date: 28 November 2024 11:57:31
Attachments: [image001.png](#)

Please find below latest comments from DCC Highways 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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Please note that my working days are Monday-Thursday

From: Glen Donaldson
Sent: 28 November 2024 10:00
To: James Stannard
Subject: HPK/2024/0390 - 5 Buxton Road New Mills

Hello James.

Thank you for the update.

However, the attached approved drawing for HPK/2021/0228 provides 2 parking spaces, with enough space to turn within the site with the High Peak Parking standards being: 3 bedroom dwellings require 2 parking spaces per unit, so:

1. 1 space does not align with the your authority parking standards (Policy CF6 and the Parking Guidance within Appendix 1 of the Local Plan).
2. No vehicle tracking has been shown for this application.
3. The drawing shown in the attached Highway response to HPK/2021/0228 states the area in front of No 7 Buxton Road as being 9.3m x 9.4m, but measuring from above on Google Maps, the area is measured at 8.5m x 9.4m, so this will need clarifying.

Therefore, the same HA concerns apply to this application as with HPK/2021/0228 where the officers report highlighted the following:

'....nor did it demonstrate the site's ability to provide adequate parking and turning...'

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: Wednesday, November 27, 2024 3:06 PM

To: Glen Donaldson (Place) **Subject:** RE: HPK/2024/0390 - 5
Buxton Road New Mills

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Hi Glen

Further to your latest email below, the applicant's agent has responded as follows:

- Both properties (Nos. 5 and 7 Buxton Road) contain 3no. Bedrooms
- No.5 will be allocated one parking space
- No.7 will be allocated 2no. parking spaces and a separate access as approved under HPK/2021/0228
- Both parties willing to enter into a S106 Agreement (details of which previously outlined by LPA to Highways Authority)

I attach the approved Site Plan and Highways Comments associated with HPK/2021/0228.

I would be useful to understand whether your Authority considers there to be sufficient space for turning associated with the parking space at No.5 to be accommodate at the same time as the parking and turning associated with the approved parking at No.7.

I look forward to updated comments in due course.

Kind Regards

James Stannard Planning Officer
Development Services

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