

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/010767
Your ref: HPK/2024/0507
Date: 24 January 2025

Dear James Stannard

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

**PROPOSAL: PROPOSED DEVELOPMENT 2 no. dormer bungalows and 3
no. detached garages with associated access, infrastructure and
landscaping works following the demolition of farm buildings.**

**LOCATION: BRENTWOOD FARM NURSERY
GLOSSOP ROAD
CHARLESWORTH
SK13 5HB**

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 the proposed vehicle access to the site is via a new access road approved under reference HPK/2019/0362 where the HA provided the following (extract) response dated 13 September 2019:

'The application proposes alterations to the site access which involve increasing the access width and improving exit visibility on to Glossop Road, both of which are welcomed. The site boundary feature is to be set back and the fronting 'verge' increased to improve visibility. Whilst this is consider acceptable, the highway boundary will need to be clearly demarked; currently the site/highway boundary is

demarked by a low level wire fence. It is considered that the proposed access width and internal road dimensions are appropriate to serve the proposed dwellings. The development site also serves as access to another area of land controlled by the applicant. It is understood that this area of land is used for agriculture/horticulture, although the formal use classification is unclear. Regardless, the access from Glossop Road through to this area is considered suitable to accommodate the size and type of vehicle which is likely to require access. The proposed on site parking and manoeuvring space is considered appropriate for the size of the dwellings proposed. A bin dwell area adjacent to the highway boundary is required and should be conditioned accordingly.'

However, the location plan submitted for HPK/2019/0362 showed the approved land being within the red line boundary, but the location proposed under HPK/2024/0507 does not show this land being within either the red or blue boundaries.

Therefore, as long as the proposed dwellings have the legal right to cross/drive over this land, the HA offer no objections as there appears to be no material impact on the public highway and therefore the HA recommend the following Condition is appended to any consent granted:

1. Before the first occupation of the dwellings, a bin dwell area for the storage of bins and collection of waste shall be provided adjacent to the highway boundary with the facility being retained for the designated purposes at all times thereafter.

Yours Sincerely

Glen Donaldson
Highways Development Control