

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/010832
Your ref: HPK/2024/0513
Date: 4 February 2025

Dear James Stannard

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

PROPOSAL: Convert the former Hoffman Bar into a Shop and Two Self
Contained Flats and external access ramp for disabled persons -
the existing first floor flat to remain undisturbed

LOCATION: 4 6 Burlow Road
Harpur Hill
Buxton

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 that the area shown on submitted drawing 2949/24/04, where the applicant wishes to provide the parking contains a dropped crossing onto the public highway (Burlow Road), but this dropped crossing does not extend along its full length.

However, based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion due to the sites existing use (Bar), the provision of 8 on-site parking spaces and the County Council Parking Guidance (see extract below) indicting 3 parking spaces are required

for the 3 flats (2 x 2 bedroom and 1 x 1 bedroom), which leaves 5 spaces for the use of the shop for staff, deliveries and customers, so the HA have no justifiable grounds on which an objection could be maintained.

4.2. Urban proposals (Edge of Town or infill)

Table 2

1. Number of Bedrooms	Minimum External Car Parking Spaces
1-2 Bedroom Units	1 Car Parking Space
3 Bedroom Units	2 Car Parking Spaces
4-5 Bedroom Units	3 Car Parking Spaces *
6 + Bedroom Units	Subject to Discussion with Highway Authority

* A lower parking level for a 4 bedroom dwelling will be considered where local evidence demonstrates it will not result in parking displacement.

Therefore, the Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence for the construction of the extended access as this will require a footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicularaccess/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway. Drainage arrangements shall also be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Yours Sincerely

Glen Donaldson
Highways Development Control