

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/010812
Your ref: HPK/2024/0423
Date: 3 February 2025

Dear James Stannard

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

PROPOSAL: Part retrospective application for erection of a fence around the boundary of the property, ranging from 1.25m to 1.8m depending on proximity to road To use a grey composite panel, to ensue no derogation of time and ensure the fence remains in good repair to insert 2 grey aluminum gates, 1 to front of property @ 1.25m and 1 to rear @1.8m

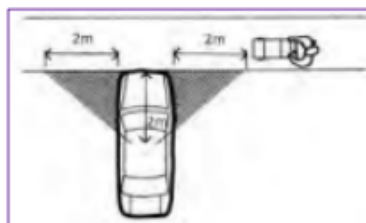
LOCATION: 11A, Central Drive,
Buxton,
SK17 9RT

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 applicant has erected fence posts and panels in front of the access off Kelson Avenue which provides vehicle access to the garage for 11a Central Drive, but as drawn, the fence posts/panels obscures the pedestrian visibility splay which is an obvious highway safety concern.

To remove this concern, the applicant should provide an amended drawing providing the following (see extract from the 2024 County Council Residential Design Guide below):

4.8. Visibility Splays

- 4.8.1. A pedestrian visibility splay should be provided on any new or widened private driveway, or streets providing a vehicle crossover in lieu of a bellmouth. This should take the form of a 2m x 2m triangle measured from the edge of the driveway and back of the footway or carriageway if no footway is provided. Nothing should exceed 600mm in height within this space and the design should maintain this position.



Therefore, to ensure that drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety, the County Council wish to see the highway issue addressed prior to determination, however, should the LPA be minded approving the application in its current form we would be grateful if the LPA could reconsult the HA so that consideration can be given to formulating an appropriate response.

Yours Sincerely

Glen Donaldson
Highways Development Control