

From:
To:
Subject: HPK/2024/0143 - Derbyshire County Council, Works Department, Ashbourne Lane, Chapel-en-le-Frith
Date: 31 March 2025 09:57:14

Please see below latest comments from DCC Highways Authority in connection with HPK/2024/0143

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Adeel Nawaz
Sent: 31 March 2025 08:42
To: James Stannard
Cc: Adrian Martin (Place)
Subject: RE: HPK/2024/0143 - Derbyshire County Council, Works Department, Ashbourne Lane, Chapel-en-le-Frith

Good morning James,

I've reviewed the submitted technical note, which states that the two most likely vehicle types expected to serve the proposed units are a 7.5-tonne box van and a 4.6-tonne light van. The swept path analysis demonstrates that these vehicles can access the site, turn within it, and exit in a forward gear. However, it's evident that the site is too constrained to accommodate HGVs, as there isn't sufficient space for them to turn on-site.

Whether this arrangement is acceptable will depend on the applicant's operational requirements, specifically, whether their intended activities fall within Class E(g) use or if a B8 (storage and distribution) use is required. If B8 use is necessary, could we consider imposing a condition or planning restriction that limits vehicle servicing the site to those no larger than 7.5 tonnes, that ensures only smaller vehicles (up to 7.5 tonnes) will service the site.

Does this help?

Kind regards,

Adeel Nawaz BSc (Hons), MSc | Highways Planning Liaison Manager (Interim)
Transport Development Management | Place | Derbyshire County Council
County Hall, Matlock, Derbyshire DE4 3AG

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From: James Stannard
Sent: 27 March 2025 11:12
To: Adeel Nawaz (Place) **Cc:** Adrian Martin (Place)

Subject: FW: HPK/2024/0143 - Derbyshire County Council, Works Department, Ashbourne Lane, Chapel-en-le-Frith

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Hi Adeel

Great to speak to you earlier, and look forward to working with you and your team going forward.

As discussed, I have this application (HPK/2024/0143) for the redevelopment of a redundant site in Chapel-en-le-Frith, whereby I require further comments from the Highways Authority.

In order to get this application to Planning Committee in April, it would assist massively if I have a response by the end of the week.

Please see attached the latest Site (Landscape) Plan, which shows the size, scale and footprint of each unit, together with the proposed access and provision of car parking and turning within the site.

The initial comments from Adrian dated 14th June 2024 states the following with regards the internal layout:

*"The internal layout is considered suitable, with an appropriate number of suitably sized parking spaces and spaces for vehicles to manoeuvre. **However, it is not clear how delivery vehicles are to access the individual units, particularly Units A and B. The space fronting, what appear to be the delivery doors for Units A and B, seem to leave little space for delivery vehicles to park without blocking some of the parking spaces and also to allow the delivery vehicle to then turn. Clarification is requested on this issue.**"*

The latest comments dated 6th November 2024 goes on to say that in light of a Technical Advice Note being submitted (also attached), there are now no unacceptable impacts on highway safety or a severe impact on congestion and that there are no justifiable grounds on which an objection could be maintained.

As per my query to Adrian in the email below, I am not clear how the concerns relating to the internal layout of the site with regards to delivery vehicles turning, and the conflict with parking spaces has been addressed, given that the site layout has not changed?

If the Council were to grant a B8 Use (Storage and Distribution) then this would potentially allow HGV's to enter the site, which to my mind is extremely problematic.

I would therefore be extremely grateful if you would add to previous comments issued by DCC provided by Adrian, and confirm whether the internal layout of the site is suitable to

accommodate delivery vehicles to serve a Storage and Distribution (e.g. Warehouse) B8 Use.

If it transpires that in fact the site is constrained and cannot accommodate such vehicles, and that the Highways Authority would object to this proposed use, the Council would look to restrict the use of the site to light industrial and commercial practices that are solely contained within the Class E(g) Use. The Council may wish to impose this condition in any event having regard to potential impacts to neighbouring residential amenity (noise, disturbance etc.)

I look forward to hearing from you soon, and would reiterate my appreciation for a swift response.

Kind Regards

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

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