

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

Highway Officer: Robert Smith
Our ref: HPBC/2025/012096
Your ref: HPK/2025/0084
Date: 09 May 2025

Dear James Stannard

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

PROPOSAL: Retrospective application for conversion of Barn into a self-contained annex to Lydiate Farm, including swimming pool and balcony at Lydiate Farm Briargrove Road, Birch Vale

LOCATION: Lydiate Farm, Briargrove Road, Birch Vale SK22 1AY

Derbyshire County Council, the Highway Authority 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 recommends that the application is deferred pending additional information.

It is not clear from the limited information submitted precisely what the intended use of the converted barn will be.

It would appear that the works have resulted in the loss of parking spaces, in the form of garage spaces. Limiting parking and manoeuvring space within the site. There are concerns that should be conversion result in an increase in vehicular activity associated with the site, this may lead to vehicles being required to reverse out onto the highway from an existing access, which does not conform to current design criteria.

The applicant has submitted a parking plan, and whilst tandem parking for an individual residential dwelling is permitted this should be limited to 2 vehicles. The submitted parking plan shows tandem parking for 8 vehicles.

Accordingly, I would be obliged if the applicant could provide additional information and revised plan(s) clarifying the proposed use of the converted barn, achievable visibility from the existing access and parking arrangements within the site in view of the above comments.

Yours sincerely,

Transport Development Management