

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/R1
Your ref: HPK/2025/0084
Date: 5 June 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

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 has no objection subject to conditions.

Further to this Authority's initial comments regarding the above application, dated 9th of May 2025, please find additional comments following receipt of further information provided by the applicant.

A revised parking plan has been submitted demonstrating improved parking provision within the site. Accordingly, on the basis that the barn conversion into a self-contained annex is ancillary to the existing property, Lydiate farm, the Local Highway Authority's advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and the impacts on the road network would not be severe.

The Development hereby approved shall not be occupied use until the access, parking and turning facilities have been provided as shown on drawing Planning Plan Rev A.

Reason: To ensure conformity with submitted details.

Yours sincerely,

Robert Smith
Transport Development Management