

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/012311
Your ref: HPK/2025/0137
Date: 9 June 2025

Dear James Stannard

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

PROPOSAL: Alterations to existing car park and HGV loading area

LOCATION: Mastermelt Ltd, Staden Business Park, Staden Lane, Buxton
SK17 9RZ

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.

Background

The application proposes alterations to the existing parking provision and, according to the plans, the creation of a new access to Staden Lane with the existing access remaining.

However, it is not clear from the submitted plan if the intention is to extend the parking area into the grassed verge which fronts the site. The site is bordered by a stone wall which forms the boundary with the grassed verge before the main carriageway on Staden Lane. The stone wall forms the highway boundary with the grassed verge being within the publicly maintainable highway.

The submitted plan seems to indicate that the site boundary is proposed to be relocated forward of the existing boundary wall with, what is currently, the grassed verge being taken into the parking area. A new access is also indicated within this same area.

Can the applicant please confirm that this interpretation of the application is correct? If this is correct, the area within the public highway will not be permitted for the use of the applicant to use as a parking area. Extending the application site boundary forward of its current position would also potentially remove the visibility splay from the side road immediately adjacent to the application site which would not be acceptable to the LHA.

A plan of the publicly maintainable highway extents is attached for information.

Yours sincerely,

Adrian Martin

Transport Development Management