

From: James Stannard
Sent: 07 November 2025 09:45
To: Planning Comments (HPBC)
Subject: HPK/2024/0121 - Further Highways Comment

Please see below further comments from the Highways Authority in connection with HPK/2024/0121

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: [REDACTED]
www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Adrian Martin (Place) [REDACTED] >
Sent: 06 November 2025 15:58
To: James Stannard [REDACTED]
Subject: RE: HPK/2024/0121 - Chapel Garage, Hayfield Rd, Chapel

Hi James

If there is an existing right of access which would be obstructed by the proposed parking spaces then those parking spaces will need to be removed. The obstruction of the access would be a civil matter if obstruction occurred.

This would then would leave a plot with no off street parking provision and the vehicles associated with that plot would need to park on street.

Hayfield Road has extensive waiting restrictions in close proximity to the site with those restrictions mainly restricting parking at any time i.e. double yellow lines. There are some unrestricted parking bays to the north of the site and some lengths of single yellow restriction on adjacent roads.

Considering the loss of the off street parking spaces would only be 2 spaces and taking into account the extensive road side parking restrictions, there would be no grounds for an objection to the application on highway safety grounds.

The same would apply for the site as a whole, in that, the locality of the site to the town centre amenities, extensive existing waiting restrictions and the proximity to bus stops would support a reduction in the on site parking provision

Regards,

Adrian Martin MCIHT | Senior Transport Planner Engineer | Transport Development Management
| Place | Derbyshire County Council | direct dial: [REDACTED]
Visit us at www.derbyshire.gov.uk | Follow us on Twitter | Find us on Facebook

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[Transport Development Management Advice](#)

From: James Stannard <[REDACTED]>
Sent: 13 October 2025 18:51
To: Adrian Martin (Place [REDACTED])
Subject: HPK/2024/0121 - Chapel Garage, Hayfield Rd, Chapel

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Hi Adrian

I note your comments in relation to this application (attached).

After a lengthy period of time, we are now in a position to take the application to Committee.

Please also see attached neighbour objection relating to access and parking relating to a right of way to their garage.

Whilst rights of way within a development is of course a civil matter, can I please ask for clarification as to whether the laying out of parking spaces in the way of this right of access generate any objection from a highway safety perspective?

If you were to agree that it would not be appropriate or safe for parking to be positioned in this location then this would mean that off-street parking is further reduced, with Plots 1-3 already not benefiting from off-street parking provision.

Could you please provide further comments in relation to this issue as soon as possible ideally by this time next week?

Kind Regards

James Stannard Planning Officer
Development Services
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