

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/014745
Your ref: HPK/2025/0422
Date: 12 November 2025

Dear Stuart Talbot

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

**PROPOSAL: Retrospective application for the change of use of First Floor of
Car Valeting Business Building to residential**

**LOCATION: 12 RHODESWOOD HOUSE
PLATT STREET
PADFIELD
GLOSSOP
SK13 1EY**

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

It is not clear if the business operation is to remain along with the proposed residential use within the site and what parking provision is available for each i.e. the business operation and residential.

There does appear to be a large area within the site curtilage to accommodate a significant number of vehicles; however, a plan indicating where specific parking

arrangements are located and how many spaces would be beneficial to allow an assessment of the parking provision for both the business operation, if this is to remain within the site, and the residential use.

Further comments will be issued on receipt of the requested information.

Yours sincerely,

Adrian Martin

Transport Development Management