

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

Highway Officer: Adrian Martin  
Our ref: HPBC/2025/015337  
Your ref: HPK/2025/0483  
Date: 8 January 2026

Dear James Stannard

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

**PROPOSAL: Conversion of an agricultural barn into a dwelling with a single storey side extension and associated landscaping and parking**

**LOCATION: Barn West Of Old Barn Staden Lane, Buxton**

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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.**

**Site Access**

The site access serving the parking spaces is not within the publicly maintainable highway; however, it is considered that the access will not have an unacceptable impact on the highway network.

**Sustainable Travel**

The application site is located within recommended walking distances of the footway network further south of the site and also bus stops on the A515 and the nearest school. It is considered that the application site is located within a sustainable location.

The proposed parking provision of two spaces accords with DCC's parking guidance for a three bedroom dwelling.

### **Conclusion**

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

### **Conditions**

The development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management