

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

Highway Officer: Amelia Williams
Our ref: HPBC/2026/015549
Your ref: HPK/2025/0498
Date: 15 January 2026

Dear James Stannard

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

PROPOSAL: The existing use of the building 66-68 is a plumbers merchants (commercial) we are proposing to convert into 7 residential units to be used for Air B&B lettings.

LOCATION: 66- 68 High Street West, Glossop

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.**

This application seeks permission to convert the existing building, currently operating as a plumbers' merchants (commercial use), into seven residential units intended for short-term Air B&B lettings. The proposed development will provide a total of eight bedrooms at 66–68 High Street West, Glossop

Car Parking

The applicant does not propose any on-site car parking provision for the seven residential units. In accordance with Parking Guidance for New Developments (PGND), section 7.1.1, residential developments located within town centres are not required to provide dedicated parking spaces. As the proposed development is

situated in the centre of Glossop, the highway authority raises no objection to the absence of car parking provision.

Sustainability

There are several bus stops located in close proximity to the proposed development, providing convenient access to public transport and supporting sustainable travel options. In addition, the units are situated near Glossop town centre, where there is extensive pedestrian infrastructure, further promoting accessibility and sustainable movement.

Access

The access to the property will remain unchanged, however, pedestrian movements to and from the site are expected to increase. The highway authority does not consider this to result in a severe impact on highway safety.

Refuse Storage

Bin storage for the proposed development will be located in the existing designated area shown on Plan A003 and will be shared with other residents within the alleyway. Adequate provision for waste and recycling will be maintained in accordance with local authority requirements, and access for collection will remain as existing. This can be secured through planning condition.

Summary

The highway authority would have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice should planning permission be granted.

1. The refuse and recycling storage facilities shall be provided and retained in the location identified on approved Plan A003. No other external refuse storage shall be permitted without the prior written consent of the Local Planning Authority.

REASON: To ensure adequate provision for waste storage and maintain the visual amenity of the site and surrounding area.

2. The approved units shall be used solely as short-term holiday accommodation and shall not be occupied as permanent residential dwellings.

REASON: To ensure the development is used as intended and to prevent the creation of permanent residential units, which would require separate planning consideration.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
2 January 2026	Amelia Williams	AM	15 January 2026