

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

Highway Officer: Amelia Williams
Our ref: HPBC/2026/015680
Your ref: HPK/2025/0451
Date: 23 January 2026

Dear James Stannard

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

**PROPOSAL: Application for the demolition of existing works building and
construction of new factory and offices**

**LOCATION: 5 Bingswood Road
Whaley Bridge**

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 planning application seeks permission for the demolition of the existing works building and the construction of a new factory and offices at 5 Bingswood Road, Whaley Bridge.

The application proposes a use classification of B2 and E (g) (i) office use with a relatively small increase in the GFA compared to the existing building. It is assumed that the existing premises has the same permitted use classifications as those proposed for the new building.

The proposed factory would be constructed on an almost identical footprint to the existing building, extending approximately 7 m further to the south.

While this area appears to be currently used for van parking, the submitted site layout plan (drawing no. 1950.PL05) identifies the provision of 23 designated parking spaces to the rear of the site, with a further 14 spaces located to the front of the building.

It is not considered that the proposal would result in any material impact on highway safety, and the highway authority therefore raises no objection to the application.

Conditions

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

Reason: To ensure conformity with submitted details.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
13 January 2026	Amelia Williams	AM	23 January 2026